

1. CALL TO ORDER:

- a. Roll Call/Pledge of Allegiance

2. CONSENT AGENDA: All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Planning Commission for reading and study. They are considered routine and will be enacted by the one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

- a. Approval of the Minutes dated August 6, 2018
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. PUBLIC HEARING:

- a. Comprehensive Plan Amendment (CPA) #18-01 from Medium Density Residential (MDR) to High Density Residential (HDR).
- b. Comprehensive Plan Amendment (CPA) #18-02 from Low Density Residential (LDR) to Medium Density Residential (MDR).
- c. Comprehensive Plan Amendment (CPA) #18-03 from Low Density Residential (LDR) to Commercial.
- d. Comprehensive Plan Amendment (CPA) #18-04 from Medium Density Residential (MDR) and Commercial to Public Facility.
- e. Comprehensive Plan Amendment (CPA) #18-05 from Industrial to Public Facility.
- f. Comprehensive Plan Amendment (CPA) #18-06 from Medium Density Residential (MDR) to Commercial.
- g. Comprehensive Plan Amendment (CPA) #18-07 from Low Density Residential (LDR) to Medium Density Residential (MDR).
- h. Comprehensive Plan Amendment (CPA) #18-08 from Low Density Residential (LDR) to Medium Density Residential (MDR).

4. VISITORS NOT ON AGENDA:**5. OLD BUSINESS:**

- a. City Council Action Updates

6. NEW BUSINESS:**7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:****8. ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
AUGUST 6, 2018
MEETING MINUTES**

CALL TO ORDER

Chairman Pacheco called the meeting to order at 6:30 p.m.

Commissioner Rettig led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Thomas Helgeson, Vice Chairman Victor Morris, and Chairman Ed Pacheco.

Excused: Commissioners Anthony Moore, Charles Torelli, and Clark Stolle,

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Anthony Muai, AICP Senior Planner; Steve Donovan, Planner; Melinda Didier, Administrative Assistant/Recorder.

CONSENT AGENDA

- a. Approval of Minutes dated June 4, 2018
- b. Approval of Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Morris moved to accept the consent agenda. Commissioner Helgeson seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Pacheco opened the public hearing at 6:33 p.m. for Change of Zone 18-02; proposing an area-wide change of zone for 33 parcels in South East Kennewick from Agriculture (A) and Agriculture-1 (A-1) to Residential, Low Density (RL); Residential, Suburban (RS); and Public Facility (PF). Applicant is City of Kennewick, 210 W. 6th Avenue, Kennewick, WA 99336.

Mr. Donovan gave a brief overview of the staff report and submitted a letter from Debra Purcell, Exhibit #8.

Planning Commission questions included:

Are Ag folks grandfathered in if change is approved; does use pervade if property is sold; right now there are no development regulations now, Ag doesn't exist; will the cherry orchard be allowed to remain with the zone change; on Area 4 parcel to far west, is RS recommended for

one parcel only; what is the surrounding zoning to Area 4; if zone is approved all at once, can the council can piece it out separately.

Testimony of Applicant (City):

None

Testimony in favor:

None

Testimony neutral or against:

Matt Purcell
2518 W 32nd Ave
Kennewick 99337

Was opposed of first recommendation of RL, but with new zone recommendation of RS to allow Ag and animals, in favor of that designation; RS will allow homeowners to continue to use property for AG and animal uses.

John Pringle
5400 S. Garfield
Kennewick 99337

90 acres is my cherry orchard; sure you have to do zone change we were annexed without permission; wish to continue use of cherry orchard; staff report says RL, RS doesn't say anything about ag, but other page says orchard is allowed. Want to stay in the cherry business, neighbors like it, want to stay if it's allowed in RS.

Greg Webber
318 W. 45th
Kennewick 99337

Would like my parcel zoned RS, there is only the canyon behind me, want RS for my lot.

Chuck Freeman, KID
2015 S Ely St.
Kennewick 99337

Active irrigation reservoir; we are a public entity, would prefer PF instead of OS, OS is more restrictive; KID is one of the community partners, the City missed us when comp plan was being updated, don't want to be restricted; Can we be rezoned to PF.

Todd Milev
5050 S. Olympia St
Kennewick 99337

In favor if RS zone, for horses and farm animals.

Staff final comments:

None

Public Testimony for COZ 18-02 closed at 7:02 p.m.

Chairman Pacheco asked for a motion. After discussion, the decision was made to make a motion for each zone area separately.

Vice Chairman Morris moved to concur with the findings and conclusions in staff report COZ 18-02 to change **Area 1 Zone to Public Facility** and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report COZ 18-02 to change **Area 2 Zone to Residential Suburban** and forward a recommendation to City Council APPROVAL of the request.

Vice Chairman Morris seconded the motion.

Planning Commission discussion included: Exhibit 6 designates RL, doesn't match Exhibit 1.

The motion passed unanimously.

Chairman Pacheco asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report COZ 18-02 to change **Area 3 Zone to Residential Suburban** and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report COZ 18-02 to change **Area 4 Zone to Residential Suburban** for the property located at 318 E. 45th

Avenue and **remaining properties in that area rezoned Residential Low** and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Vice Chairman Morris moved to concur with the findings and conclusions in staff report COZ 18-02 to change **Area 5 Zone to Public Facility** and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Vice Chairman Morris moved to concur with the findings and conclusions in staff report COZ 18-02 to change **Area 6 Zone to Residential Low** and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Mr. Donovan said that the zone change should be Residential Suburban Density; there is a typo in the staff report.

It was decided to withdraw the motion and re-state a new motion. Vice Chairman Morris withdrew the motion. Commissioner Rettig seconded the motion withdrawn.

Vice Chairman Morris moved to concur with the findings and conclusions in staff report COZ 18-02 to change **Area 6 Zone to Residential Suburban** and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. City Council Action Updates - None**

NEW BUSINESS:

- a. **2018 Comprehensive Plan Amendments Workshop – Part 2, Comprehensive Plan Amendments 18-09 through 18-15. Reviewed by Mr. Muai.**

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Mr. McCormick reminded Planning Commissioners that public hearings begin on August 20th for CPA 18-01 through 18-08 and 18-09 through 18-15 on August 27th. Chairman Pacheco said he will be absent on August 27th.

ADJOURNMENT:

The meeting was adjourned at 7:29 p.m.



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

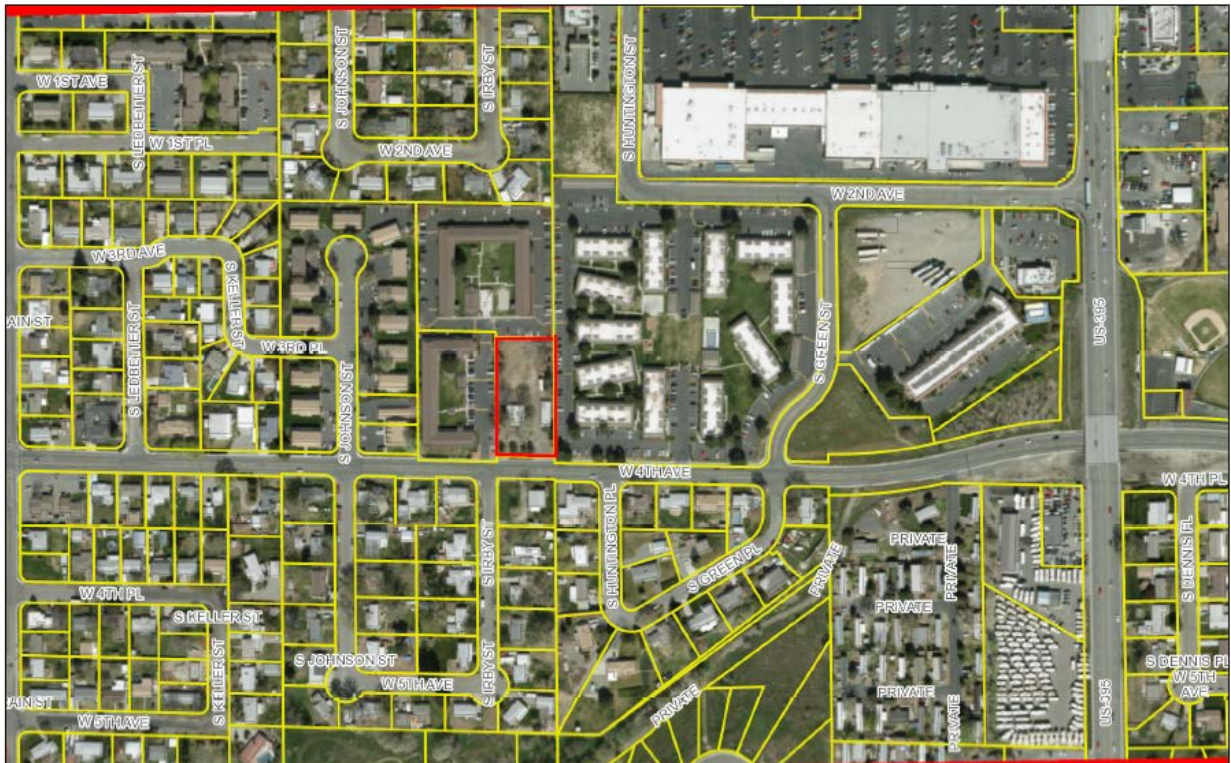
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 18-01

REQUEST: Change .95 acres from Medium Density Residential to High Density Residential

APPLICANT: David and Sheryl Katcher

OWNER: David and Sheryl Katcher



Not to scale

SITE INFORMATION

- **Size:** .95 acres
- **Location:** 3120 W 4th Avenue
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Medium Density Residential
- **Existing Zoning:** Residential Medium Density, (RM)
- **Existing Land Use:** Single Family Residential

EXHIBITS

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination



APPLICATION PROCESS

- Application Submitted March 1, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018.
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – High Density Residential Zoning – Residential, High Density (RH) Existing Land Uses – apartment complex
South	Comprehensive Plan – Low Density Residential Zoning – Residential, Low Density (RL) Existing Land Uses – single family homes and 4 th Avenue
East	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium Density (RM) Existing Land Uses – apartment complex
West	Comprehensive Plan – High Density Residential Zoning – Residential, High Density (RH) Existing Land Uses – apartment complex

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change .95 acres from Medium Density Residential to High Density Residential.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment by establishing a land use designation that will be comparable to the surrounding land use designations.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
The proposed change should not have a significant impact on the environment the primary use for the High Density Residential land use designation is residential.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. There are adequate measures within the Kennewick Municipal Code to mitigate any possible impacts to the natural environment.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the west which is already designated High Density Residential. Additionally, the property is adjacent to Medium Density Residential and Low Density Residential.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in W 4th Avenue that can serve the site. Access to the site is also gained from W 4th Avenue. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land;
Pursuant to the Comprehensive Plan, the City of Kennewick is in need of additional land with the High Density Residential land use designation. The proposed amendment will be able to allow for future development similar to what currently exists.
6. The current and projected project density in the area; and
High density residential development can occur at a maximum density of 27 dwelling units per acre.
7. The effect, if any upon other aspects of the Comprehensive Plan.
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received no public comment concerning the proposal to date.

AGENCY COMMENTS

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District requested that it be contacted once the development of the site begins.

ANALYSIS OF REQUEST

This request will add High Density Residential to an existing area of High Density Residential. The supply of High Density Residential land is low in the City.

The site is surrounded to the east, north and west by high density apartment complexes. South of the site are single-family residences.

FINDINGS

1. The applicants are David and Sheryl Katcher, 3120 W 4th Avenue, Kennewick, WA 99336.
2. The owners are the same as the applicants.
3. The request is to change the land use designation for the subject parcel from Medium Density Residential to High Density Residential.
4. The application was received on March 1, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water and sewer in W 4th Avenue.
6. Access to the site is currently provided from W. 4th Avenue.
7. The proposed amendment is adjacent to High Density Residential and Medium Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 27, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment by establishing the same land use designation as adjacent properties. Future uses of the property will be compatible with existing uses.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Industrial to Commercial.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will not likely increase population densities in the area.
5. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review will be required to evaluate the associated impacts. Traffic Impact and mitigation fees will be collected at the time of construction if applicable.

RECOMMENDATION

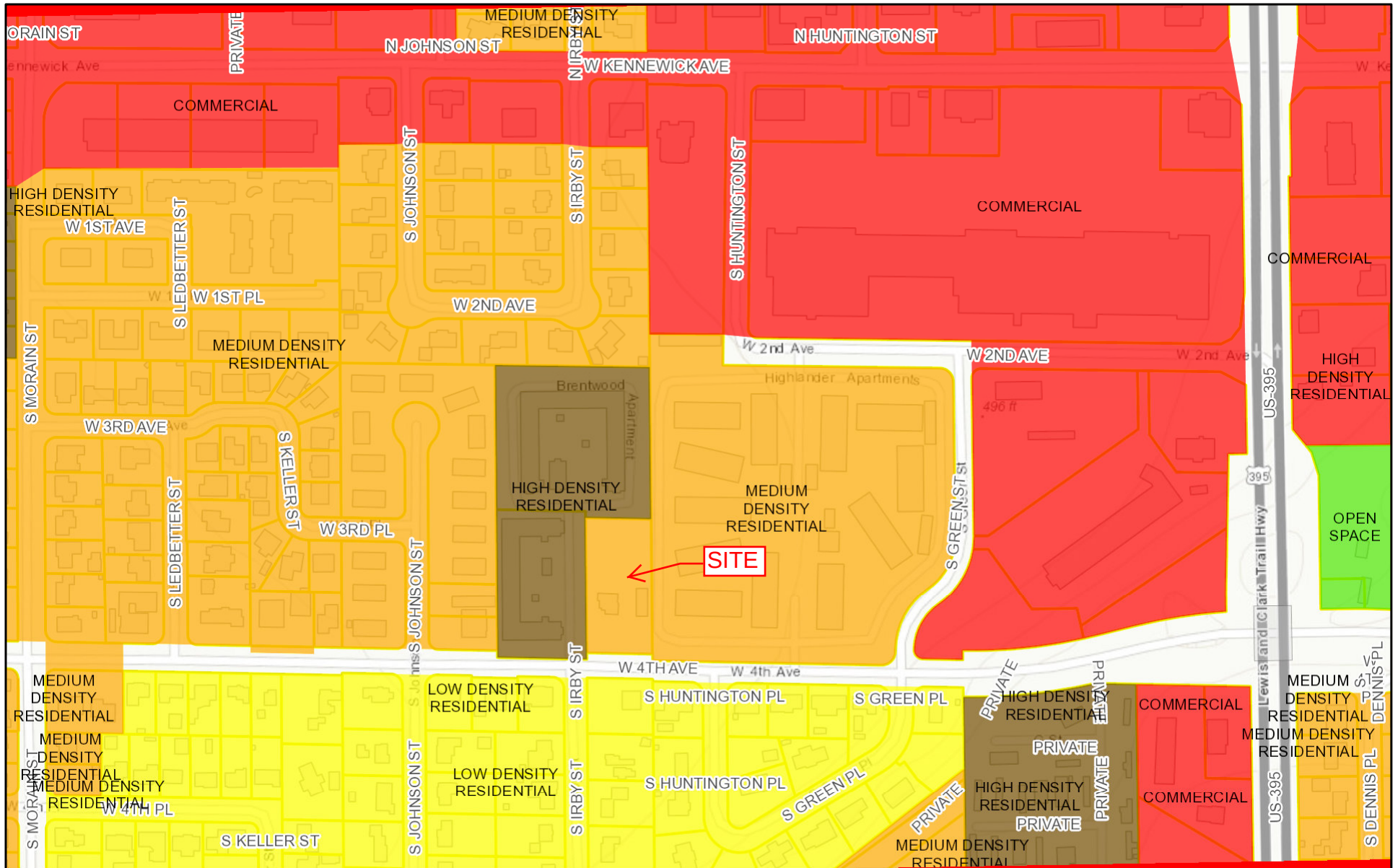
Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report 18-01 and recommend approval to City Council.

MOTION

I move that the Planning Commission concur with the findings and conclusions in staff report 18-01 and recommend to City Council approval of the request.

Land Use Map

Exhibit A-1



August 8, 2018

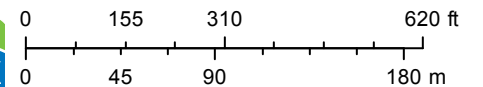
This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName	Apartment	Mobile Home
SurveyAddressPoint	Building	Parcel
Condo		SurveyAddressPointSupp
<all other values>		



1 inch = 300 feet

1:3,600



Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

ArcGIS WebApp Builder
City of Kennewick

**CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES**

APPLICATION (general form)
 PROJECT # CPA 18 01 - PLN- 2018 - 00172 FEE \$ 1294.75

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other CPA

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- 2018- 00172

Applicant: DAVID & SHERYL KATCHER

Address: 3120 W. 4th Ave. Kennewick Wa

Telephone: 360-631-0906 Cell Phone: _____ Fax: _____ E-mail: daksak585@hotmail

Property Owner (if other than applicant): DAVID & SHERYL KATCHER

Address: 3120 W. 4th AVE

Telephone: 360-631-0906 Cell Phone: _____ E-mail: daksak585@hotmail.com

SITE INFORMATION

Parcel No. 1-0389-101-0233-001 Acres .95 Zoning: RM

Address of property: 3120 W. 4th Ave

Number of Existing Parking Spaces 1 Number of Proposed (New) Parking Spaces 34

Present use of property RM

Size of existing structure: 1376 sq. ft. Size of Proposed addition/New structure: 9,900 sq. ft.

Height of building: 10' Cubic feet of excavation: _____ Cost of new construction _____

Benton County Assessor Market Improvement Value: _____

Description of Project: Rezone to RH for Apartments

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Signature of owner or owner's authorized representative

Date: Jan 30 2018

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

change current use zone from RM to RH

2. What are the reasons for the requested amendment:

would like to build 20 Apartments

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

street lights will increase by 1 additional Light post. Fire impact will increase by 2 fire hydrants; one on 4th Ave. and one on property. Utilities will increase to Accommodate 20/2 bedroom Apartments

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

Comprehensive Plan would add changing one Acre lot from RM zoning to RH zoning. This add more affordable Housing and boarders RH zoning.

5. Include any other substantiated information in support of the requested amendment:

Current property is zoned RM. Property to the West side is zoned RH, Property to the East is zoned RM with special use permit for Apartments (100 units plus)



**CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE**

FILE/PROJECT NUMBER: CPA 18-01/PLN-2018-00172/ED 18-03

DESCRIPTION OF PROPOSAL: The proposal is to change the Comprehensive Plan Land Use designation for a .95 acre parcel from Medium Density Residential to High Density Residential.

PROPONENT: David and Sheryl Katcher, 3120 W 4th Avenue, 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 3120 W 4th Avenue

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- ☒ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4463

☐ Changes, modifications and/or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

- ☒ No conditions.
- ☐ See attached condition(s).

Date: July 20, 2018 Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
CPA 18-01 File



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

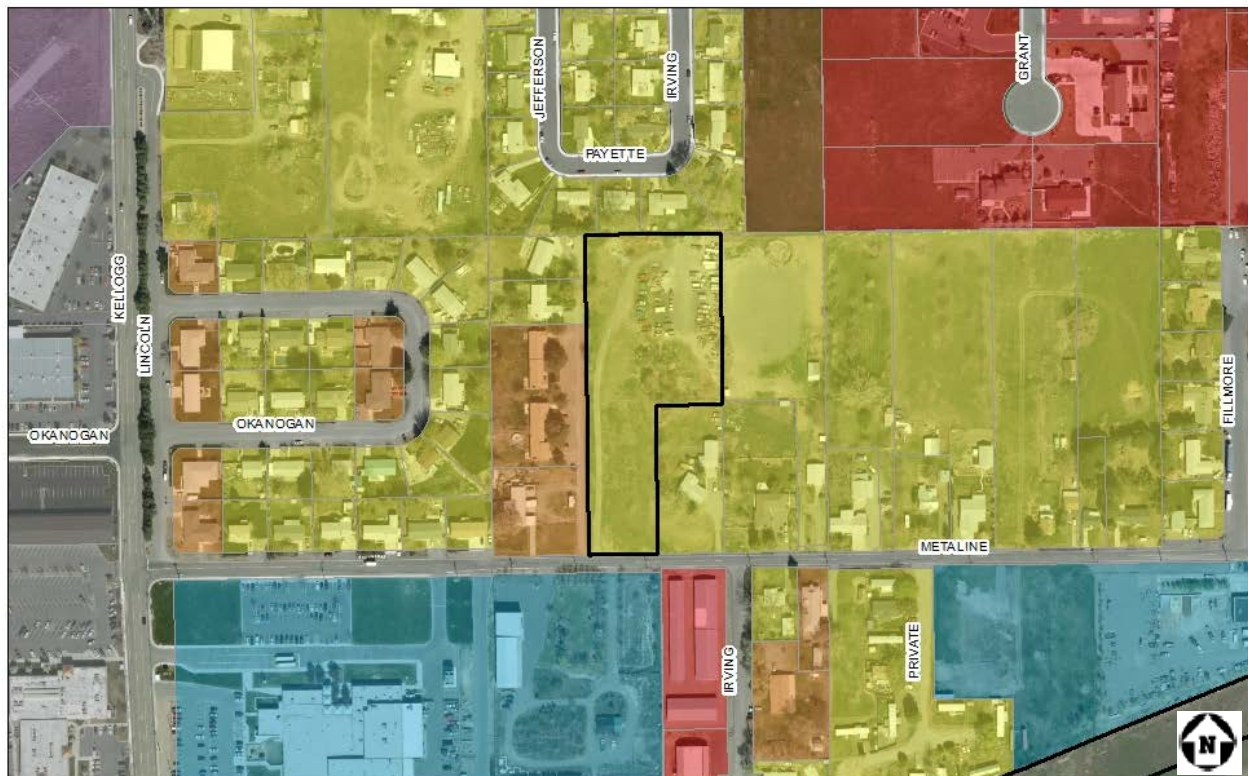
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 18-02

REQUEST: Change 2.5 acres from Low Density Residential to Medium Density Residential

APPLICANT: Sam Davari

OWNER: Sam Davari



Not to scale

SITE INFORMATION

- **Size:** 2.5 acres
- **Location:** 5710 W. Metaline Ave.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Low (RL)
- **Existing Land Use:** Vacant land

EXHIBITS

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** WSDOT letter

APPLICATION PROCESS

- Application Submitted March 6, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential, High Density Residential Zoning – Residential, Low (RL); Residential Trailer Park (RTP) Existing Land Uses – Single family homes, vacant land
South	Comprehensive Plan – Commercial, Public Facility Zoning – Public Facility (PF); Commercial, Community (CC) Existing Land Uses – Tri-Tech Skills Center, ministorage
East	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Single-family residences, vacant land
West	Comprehensive Plan – Low Density Residential, Medium Density Residential Zoning – Residential, Low (RL); Residential, Medium (RM) Existing Land Uses – Duplexes, single-family residences

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 2.5 acres from Low Density Residential to Medium Density Residential.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it provides an opportunity for infill development that will utilize existing infrastructure. This reduces the amount of money spent to maintain additional linear feet of sewer, water and streets that would be incurred on vacant lands where infrastructure would have to be extended to serve a development.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;

This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
This proposal's effect on the physical environment is such that it will allow and increased number of housing units on the site. Currently the site is zoned Residential, Low (RL) which allows 7,500 square foot lots. This amounts to 14 single family lots, not considering the land required for streets. The change in land use designation and subsequent zoning would allow for 4,000 square foot lots or approximately 27 single family lots. The change will also allow for multi-family dwellings to be constructed at 13 units per acre. This results in 33 units. The change would increase the amount of impermeable surface requiring the reduced permeable surfaces to absorb the same amount of stormwater. There are, however, code requirements in place to address this issue at the time of development in order to mitigate the impact.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. There are adequate measures within the Kennewick Municipal Code to mitigate any possible impacts to the natural environment; however there are no sensitive natural features in the vicinity.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the west which is already designated Medium Density Residential. In addition, the land to the south contains higher intensity designations of Public Facility and Commercial.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
The City is currently widening Metaline Ave. and upgrading the waterline and installing sewer and constructing curb, gutter and sidewalk. The project is expected to be complete in November 2018. Once complete the site will have access to all City services as well as other public and private utility services. The site is located close to shopping. Transit is located at the corner. This site is also within walking distance of Lawrence Scott Park, Tri-Tech Skills Center and Kamiakin High School.

Future projects will be assessed park and traffic impact fees. The impact on roads, utilities and public transportation will be addressed at the project phase, but is not expected to reduce service levels below adopted level of service standards established in the Comprehensive Plan.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land

The comprehensive plan indicates an excess of 248 acres of Medium Density Residential land to accommodate Kennewick's expected 20 year population growth. With that said, there is an identified deficit of High Density Residential land. High Density Residential land can be developed at a maximum density of 27 units per acre. Adding Medium Density Residential land is one way to try to accommodate the lack of High Density Residential land to accommodate the next 20 years of population growth.

Most of the available Medium Density Residential land is located in the Southridge area. Much of this lacks access and has significant infrastructure costs that will come with its development. In addition, several large areas of Medium Density Residential lands are currently being developed with single-family residences or have been developed well below the maximum allowed 13 units per acre. This site provides opportunity to fill in some of the underutilized parcels within the City that already has the necessary infrastructure for development.

6. The current and projected project density in the area
The proposed change will allow for up to 13 units per acre. The current density in the surrounding area is very low compared to what the existing zoning allows. This has likely occurred because there was not access to sewer nearby.
7. The effect, if any upon other aspects of the Comprehensive Plan
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received no public comment concerning the proposal to date.

AGENCY COMMENTS

Staff has received comments from Washington State Department of Transportation recommending that the cumulative effects of proposals to the transportation system be reviewed as projects are proposed. The primary areas affected by this proposal are the Columbia Center Blvd. and Edison St. interchanges with State Highway 240.

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District requested that it be contacted once the development of the site begins. Kennewick Irrigation District indicated that they had no comments.

ANALYSIS OF REQUEST

This request provides an opportunity for infill development that will take advantage and make efficient use of newly constructed infrastructure to serve an older area of Kennewick. The site is compatible with the properties to the west and provides for less intense uses than those located to the south. The site is located close to schools, transit, parks and other services. Staff is of the opinion that the proposal is consistent with the Comprehensive Plan and that it will provide for opportunities to assist in accommodating the 20 years of population growth.

FINDINGS

1. The applicant is Sam Davari (6730 W. 7th Ave., Kennewick, WA 99336).
2. The owners are Sam Davari (6730 W. 7th Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcel from Low Density Residential to Medium Density Residential.

4. The application was received on March 6, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water in W. Metaline Ave. Sewer is currently being installed as part of a City project to widen Metaline Ave. Construction is estimated to be complete in November 2018.
6. Access to the site is currently provided from W. Metaline Ave.
7. The proposed amendment is adjacent to Commercial, Public Facility, High Density Residential, Medium Density Residential and Low Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 3, 2018.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it provides an opportunity for infill development that will utilize existing infrastructure. This reduces the amount of money spent to maintain additional linear feet of sewer, water and streets that would be incurred on vacant lands where infrastructure would have to be extended to serve a development.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

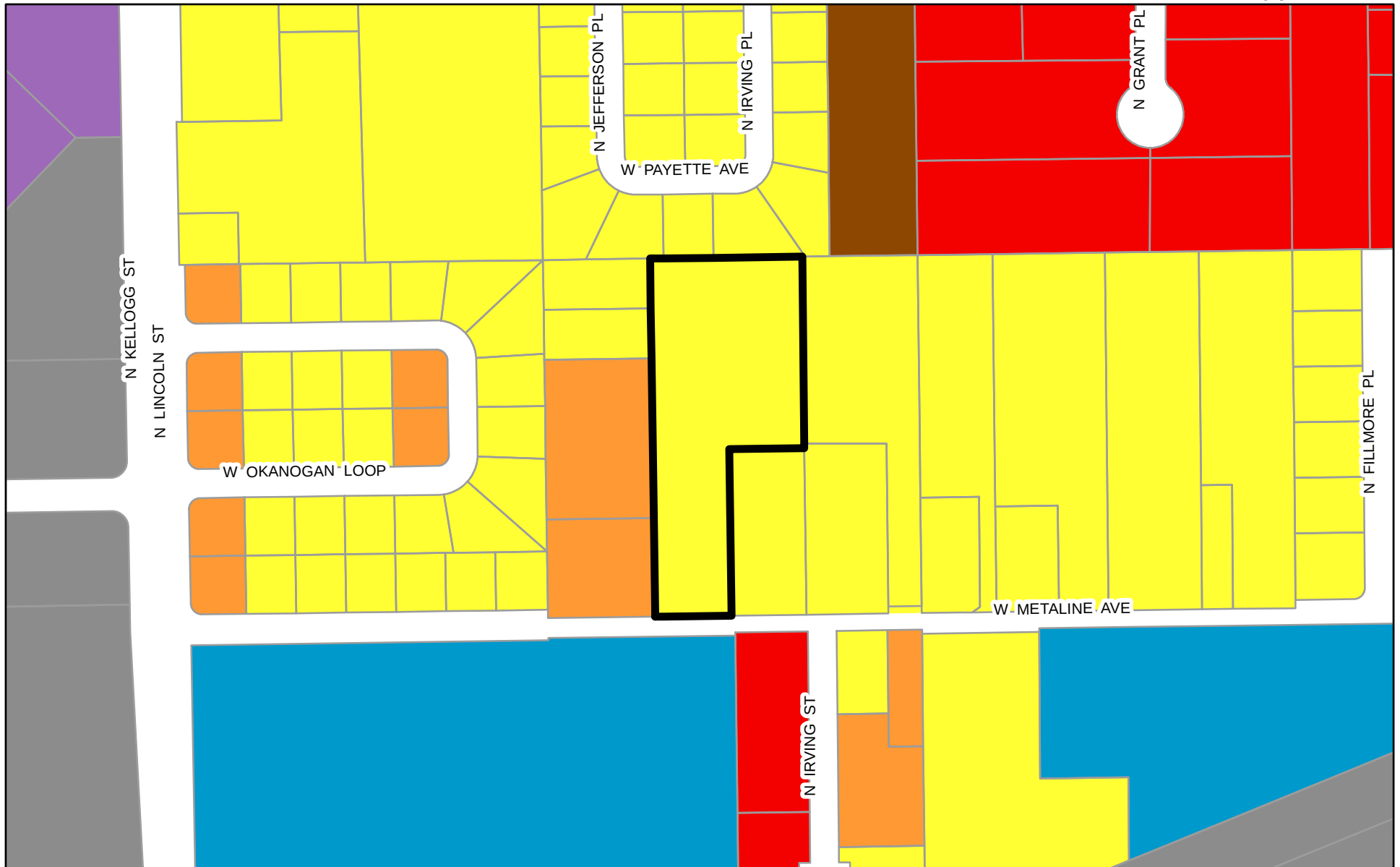
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-02 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-02 contained in the staff report and recommend to City Council approval of the request.



CPA 18-02/PLN-2018-00597



**CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)**

PROJECT # CPA 18-02 PLN- 2018 - 00597 FEE \$ 1,035 + \$259 = \$1,294.00

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Comprehensive Plan Amendment

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Sam Hossein Davari

Address: 6730 W. 7th Avenue Kennewick, WA 99336

Telephone: 509-783-9886 Cell Phone: 940-7048 Fax: 734-8658 E-mail: jbcconstruction@charter.net

Property Owner (if other than applicant): Sam Hossein Davari

Address: 6730 W. 7th Avenue Kennewick, WA 99336

Telephone: 783-9886 Cell Phone: 940-7048 E-mail: jbcconstruction@charter.net

SITE INFORMATION

Parcel No. 1-3399-202-0026-002 Acres 2.5 Zoning: LDR

Address of property: 5710 W. Metairie Avenue Kennewick, WA 99336

Number of Existing Parking Spaces N/A Number of Proposed (New) Parking Spaces 34

Present use of property Landscaping business yard

Size of existing structure: N/A sq. ft. Size of Proposed addition/New structure: 3-4 ^{plex} _{units} sq. ft.

Height of building: 35 Cubic feet of excavation: N/A Cost of new construction \$1 million

Benton County Assessor Market Improvement Value: \$60,000

Description of Project: change Land use from LDR To MDR

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Date: 3/5/18

Signature of owner or owner's authorized representative

PAID

MAR - 6 2018

CITY OF KENNEWICK

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment: Change land use from
LDR to MDR
2. What are the reasons for the requested amendment:
Develop and improve this Parcel by constructing 3 or 4
four-story apartment buildings with parking
space and landscaping.
3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:
All utilities (water, sewer, power, etc.)
run in front of the property on Metairie Ave. There
would be no affect in the Comprehensive Plan for the lot and no
affect on public services.
4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented: This requested amendment will improve entire
neighborhood which is underdeveloped with pastures,
storage buildings, duplexes, and single-family homes.
5. Include any other substantiated information in support of the requested amendment:
This lot is surrounded by commercial buildings,
storage buildings, KSD's, duplexes and single-
family homes



Exhibit A-3
Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: CPA 18-02/PLN-2018-00597

DESCRIPTION OF PROPOSAL: Change the land use designation of 2.5 acres from Low Density Residential to Medium Density Residential

PROPONENT: SAM DAVARI

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 5710 W. METALINE AVE.

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- ☒ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by ___. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4463

- ☐ Changes, modifications and /or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

- ☒ No conditions.
- ☐ See attached condition(s).

Date: July 20, 2018

Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region Exhibit A-4
2809 Rudkin Road
Union Gap, WA 98903-1648

(509) 577-1600 / FAX: (509) 577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 13, 2018

City of Kennewick
Community Planning Department
210 W 6th Avenue
Kennewick, WA 99336

Attention: Anthony Muai, Senior Planner

Subject: COZ 18-02/PLN-2018-00597/Davari
SR 240, W. Metaline Avenue

CPA 18-06/PLN 2018-00950 Tri City Court Club
SR 240, 1350 N. Grant Street

CPA 18-11/PLN 2018-01244 Chavallo
SR 240, W. Quinault Avenue and N. Lincoln Street

We have reviewed the proposed rezones and have the following comments.

We have no objection to the rezones. The subject properties are located near Edison Street and the N. Columbia Center Boulevard interchanges. The interchanges currently function within acceptable safety and operational standards. It is to the benefit of the City, the State, and developers to preserve this interchange efficiency. This should include review of the cumulative impacts by the proposals onto the transportation system.

As developments are proposed, they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).

Thank you for the opportunity to review and comment on the proposed rezones. If you have any questions regarding our comments, please contact John Gruber at (509) 577-1636.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG:jg/df

cc: 2018-2 SR 240, Benton Co./Kennewick
Kara Shute, Area 3 Maintenance Superintendent

P:\459005\DEVREV\SR240\KennewickCPA18-02



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment CPA 18-03

REQUEST: Change 0.7 acres from Low Density Residential to Commercial

APPLICANT: N2k Design

OWNER: Jaspinder K Dhillon



Not to scale

SITE INFORMATION

- **Size:** 0.7 acres
- **Location:** 1400 W. 10TH AVE.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Low (RL)
- **Existing Land Use:** Vacant land

EXHIBITS

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** McDonald Comment Letter

APPLICATION PROCESS

- Application Submitted March 14, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential Zoning –Residential, Low (RL) Existing Land Uses – Single-family residences
South	Comprehensive Plan –Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Cemetery
East	Comprehensive Plan – High Density Residential; Medium Density Residential (southeast) Zoning – Residential, High (RH); Residential, Medium (RM) (southeast) Existing Land Uses – Apartments and fourplexes (southeast)
West	Comprehensive Plan – Low Density Residential Zoning –Residential, Low (RL) Existing Land Uses – Single-family residences

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 0.7 acres from Low Density Residential to Commercial.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The applicant has indicated that the proposed amendment would “*provide residential neighborhoods with an option for smaller, more convenient commercial areas available within walking distance.*” In addition the applicant states that it could provide “*more than just a place for people to buy items for daily necessities, it actually becomes a node for people to meet and interact with each other from the same neighborhood, a social gathering place.*” In this way the proposed amendment bears a substantial relationship to the public welfare and health.

2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
This parcel slopes from southwest to northeast and has a grade change of 22 feet from the southwest corner to the northeast corner of the lot. Future development on this site, regardless of the land use designation, will likely result in the lower parts of the site being elevated by using retaining walls and backfill. A development requiring the site to be completely level could result in retaining walls in excess of 20 feet in height, however this would occur primarily in the northeast corner of the lot.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
Future development on this site, regardless of the land use designation, will likely result in the lower parts of the site being elevated by using retaining walls and backfill. The site is not located near streams, rivers or lakes.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is not compatible with adjacent land uses to the north and west, however the land uses to the south, southeast and east are more compatible with the proposed designation. To the north and west of the site are single-family homes. To the east and southeast are apartments and fourplexes. To the south is Riverview Heights Cemetery. The proposal has the likelihood of generating development on the site. The applicant has indicated the desire to construct a convenience store and gas station, if approved, which will produce additional traffic and noise.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in W. 10th Ave. and S. Olympia St. that can serve the site. Access to the site is also available from W. 10th Ave. and S. Olympia St. Future development will impact the traffic network in the area. In addition, due to the size of the parcel and topography, access to the site may be restricted to ensure traffic safety. This may include access points being required to be setback as far as possible from the intersection and possible turning restrictions into and out of the site. Traffic Impact Fees will be assessed at the time of development to mitigate the impacts created from development, should the request be approved. Public transit is located at the site along W. 10th Ave. There should be no impact to parks, recreation or schools as a commercial property.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land

There is adequate Commercial land in the City to serve 20 years population growth. There are several commercial nodes located within a 1-mile radius of the site. The sites are located, from nearest to the subject site to furthest, at; 1) W. 4th Ave. & S. Olympia St., 2) W. 4th Ave. & S. Vancouver St., 3) Vineyard & S. Garfield St., 4) W. Kennewick Ave. & S. Quincy St., 5) W. 10th Ave. & S. Dayton St., 6) US395 & W. 10th Ave., 7) W. 10th Ave. & S. Washington St., and 8) W. 27th Ave. & S. Olympia St. Most of these locations are in need of revitalization and contain at least one convenience store and gas station, which is what the applicant has indicated they would like to build on this site if the proposed amendment is approved.

6. The current and projected project density in the area

Residential development can only occur in Commercial areas as part of a mixed use development. In those cases, a minimum density of 7 dwelling units per acre is required. There are few if any vacant parcels within the area. The projected density will likely remain the same since there is virtually no vacant property within in a ¼ mile radius of the site and the multi-family developments in the vicinity lack sufficient space to expand significantly.

7. The effect, if any upon other aspects of the Comprehensive Plan

The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received one letter in opposition of the proposal, suggesting that a change to Medium Density Residential would be more compatible with the surrounding neighborhood. They also cited the slope of the site as well as its proximity to the intersection of W. 10th Ave. and S. Olympia St. as potentially hazardous due to current traffic patterns, potential increase in the number of daily trips to the site and sight visibility issues that may arise with the construction of a large retaining wall to level out the site for development.

AGENCY COMMENTS

Planning staff received comments from the City's Economic Development Division that state:

The City's Economic Development Division notes that the parcel is surrounded by residential low, medium, and high density zoning but no other commercial zoning. The land uses surrounding the property include a variety of multi and single family housing units and a cemetery, but the area is predominantly served by nearby commercial and service uses to the North and East. Considering this as a land use modification only, the commercial areas to the North and East provide many services to residents that would be better suited for revitalization and sustainable efforts to enhance existing commercial areas.

Public Works staff commented that a feasibility review meet was held with the applicant on a development proposal and that comments and requirements were provided at that time and that those would be enforced if this request is approved and the applicant applies to develop the property. Those comments included requirements addressing access to the site, traffic study requirements and traffic impact fees.

ANALYSIS OF REQUEST

The site of this proposal has sat vacant for decades. Its location is not conducive to the development types that are permitted within the zones that implement the Low Density Residential land use designation. This proposal would change the land use designation to Commercial, allowing for a variety of different non-residential uses. The site has topography constraints. It slopes from southwest to northeast

FINDINGS

1. The applicant is N2K DESIGN (1806 Terminal Dr., Richland WA 99354).
2. The owner is JASPINDER K DHILLON (8705 W. 3rd Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcels from Low Density Residential to Commercial.
4. The application was received on March 14, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water and sewer in W. 10th Ave. and S. Olympia St.
6. Access to the site is currently provided from W. 10th Ave. and S. Olympia St.
7. The proposed amendment is adjacent to Low Density Residential, Medium Density Residential and High Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment bears a relationship to the public health and welfare.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential to Commercial.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will not likely increase population densities in the area.

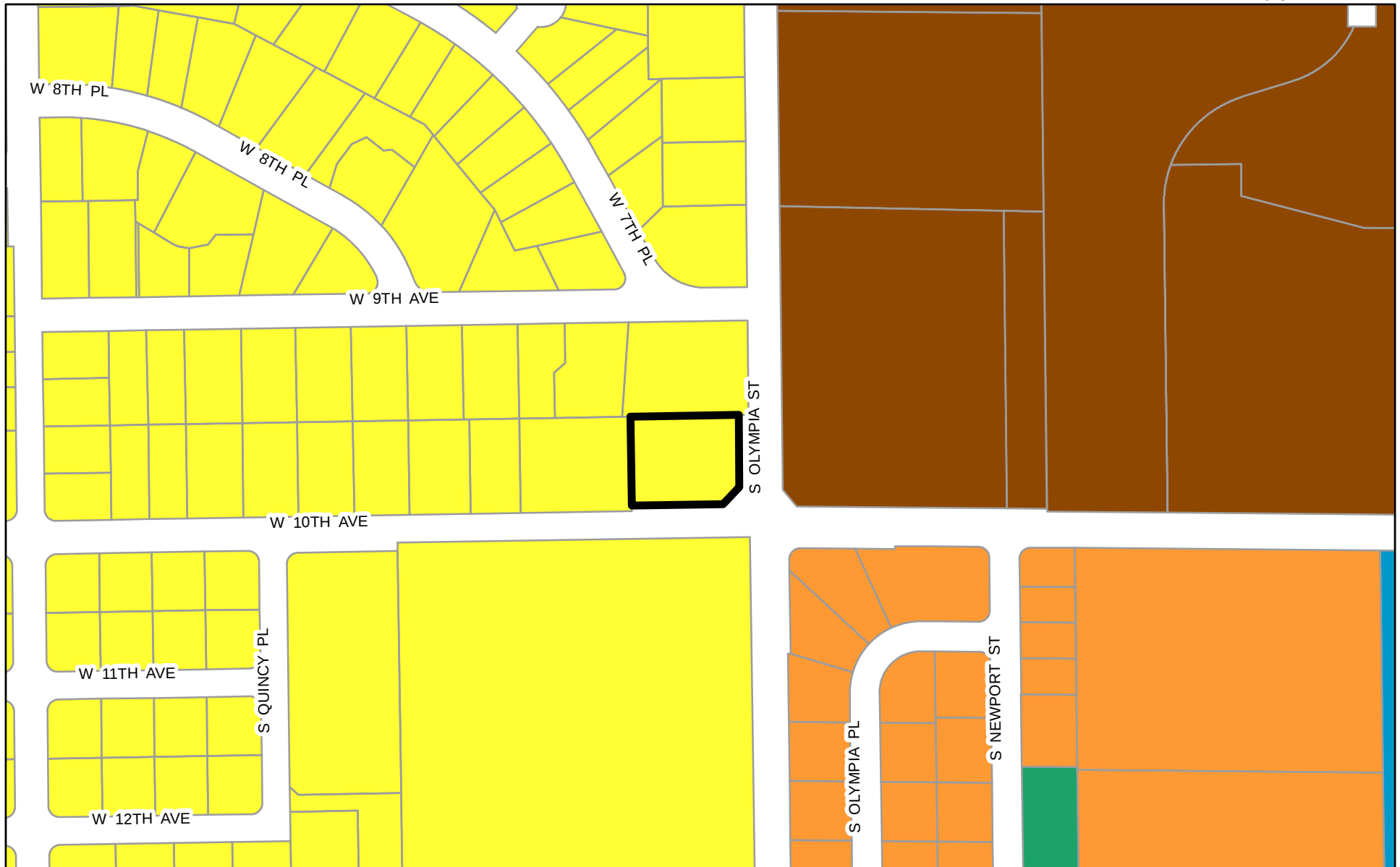
5. Future development of the site will impact the traffic system. At the time of development, traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-03 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-03 contained in the staff report and recommend to City Council approval of the request.



CPA 18-03/PLN-2018-00720



CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

PROJECT # _____ - _____ PLN-2018 -00720 FEE \$ _____

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Comprehensive Plan Amendment

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Bruce Baker - N2K Design

Address: 1806 Terminal Drive, Richland, WA 99354

Telephone: 509.420.2012 Cell Phone: 509.551.7425 Fax: _____ E-mail: bbaker@n2kdesign.com

Property Owner (if other than applicant): Inderjit (Tony) Singh & Jaspinder K Dhillon

Address: 23 Ivy Lane, Pasco, WA 99301

Telephone: _____ Cell Phone: 509.528.5952 E-mail: inpreet@yahoo.com

SITE INFORMATION

Parcel No. 102894170001007 Acres .7022 Zoning: RL

Address of property: 1400 W 10TH Ave, Kennewick, WA 99336

Number of Existing Parking Spaces 0 Number of Proposed (New) Parking Spaces TBD

Present use of property Vacant

Size of existing structure: 0 sq. ft. Size of Proposed addition/New structure: TBD sq. ft.

Height of building: 0 Cubic feet of excavation: 0 Cost of new construction TBD

Benton County Assessor Market Improvement Value: \$30,150.00

Description of Project: Land use change from low density residential to commercial neighborhood and build a new neighborhood convenience store with 4 gas pumps.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 3-14-2018

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Zone change from low density residential (RL) to commercial neighborhood (CN) and allow a neighborhood convenience store with 4 gas pumps to be built on the proposed property.

2. What are the reasons for the requested amendment:

Property owner would like to build a neighborhood convenience store on the proposed undeveloped property currently the land use designation is low density residential (RL).

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

Fire hydrant is adjacent to southwest property corner, irrigation and power is located along the north property line and sewer is in street. Convenience store may have more impact on emergency services than a single family home but less impact on the parks, schools, public transit etc.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

COK Commercial Property Goals - Provide residential neighborhoods with an option for smaller more convenient commercial areas available within walking distance. The neighborhood store is more than just a place for people to buy items for daily necessities, it actually becomes a node for people to meet and interact with each other from the same neighborhood, a social gathering place.

5. Include any other substantiated information in support of the requested amendment:

A neighborhood convenience store is a great use of the undeveloped property, obviously the property is undesirable under the current zone RL for a single family home. The changed use will allow the current property owner to provide a needed amenity to the neighborhood and eliminate the liability of a vacant lot.



Exhibit A-3
Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: CPA 18-03/PLN-2018-00720

DESCRIPTION OF PROPOSAL: Change the land use designation of 0.7 acres from Low Density Residential to Commercial

PROPONENT: N2K DESIGN

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1400 W. 10TH AVE.

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- ☒ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by ___. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP
POSITION/TITLE: Community Planning Director
ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336
PHONE: (509) 585-4463

- ☐ Changes, modifications and /or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

- ☒ No conditions.
☐ See attached condition(s).

Date: July 20, 2018

Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.

August 7, 2018

Anthony Muai
Senior Planner
City of Kennewick
PO BOX 6108
Kennewick WA, 99336

RE: Comments for the Planning Commission on CPA application CPA 18-03/PLN-2018-00720

This letter is in response to the public notice on CPA 18-03/PLN-2018-00720.

The property in question has been an eyesore for many years and is not contributing to the overall good of the community. The City should certainly look at ways to encourage the site to develop. The question is what type of development would be appropriate on the site given the surrounding uses and geometrics of the adjoining streets? This question was partially answered perhaps 20 years ago when a Commercial Comp Plan amendment proposal for the site was denied due to in part from Public Works concerns over access and traffic problems. The traffic concerns expressed many years ago are probably more germane today.

Access to the property is difficult and does not lend itself well to accommodating commercial traffic. The turn pockets at the intersection of 10th and Olympia interfere with unrestricted access to the site. The grade of 10th also presents challenges for connecting driveways to the site. Large retaining walls (similar to the wall on the east side of the street) may be needed for site development which could create vision problems for motorists' exiting the site. There are already too many distractions for motorists at 10th and Olympia and more distractions should not be added. Adding commercial driveways into the mix is will only exacerbate motorists' distractions and confusion at the intersection. This question may be something that should be reviewed by the Traffic Safety Commission before the Planning Commission makes a final recommendation.

Developing a 2,000 square foot "C" store on the site could generate 1,476 to 2,876 vehicle trips (per the ITE Manual) to and from the site every day. Permitting a couple of fourplexes on the site would allow reasonable use of the property while only adding about 53 additional vehicle trips per day. Changing the land use designation to multi-family would permit reasonable use of the property without creating additional traffic issues and would have far less impact on the surround single-family development.

From a land use perspective, the existing block the site is a part of is fully developed for single-family uses. Typically, best practices often encourage a graduated buffer area between single-family development and commercial development. Ideally this involves multi-family development being located between commercial development and single-family development. In this case the buffer is backwards with the commercial proposal being located between single-family development and the multi-family across the street.

Changing the Comp Plan designation on the property from low-density to medium-density would be supported by current residential policies of the Comp Plan. Approving a Comp Plan Amendment to medium-density residential will allow for infill development in an area where there is existing multi-family development along collector and arterial streets where transit lines exist. This would also allow for differing residential densities in the block while creating compatibility with the surrounding neighborhood. (Refer to the residential goals and policies section of the current Comp Plan)

This site is not large enough to create a commercial center that would be an employment hub or a walkable site to provide various services. The size of the site does not lend itself well to the development of a commercial center that can be designed to be compatible with the surrounding single-family and multi-family uses. This is essentially a small one building site that will end up looking like a spot zone surrounded by a sea of residential zoning on the City's zoning map if the Comp Plan is changed to commercial.

Development should be encouraged on the site and changing the Comp Plan to medium-density residential will allow reasonable use of the site taking care to support and enhance the existing character to the neighborhood. Facilitating medium-density development on the proposed site will promote the orderly and compatible use of land that will be less burdensome on surrounding public facilities (10th & Olympia) than the proposed commercial application.

Please make this letter available to the Planning Commission.

Thank You

Dave McDonald
Impacted property owner

Comprehensive Plan Amendment 18-04

REQUEST: Change 23.15 acres from Medium Density Residential and Commercial to Public Facility

APPLICANT: Kennewick School District

OWNER: Kennewick School District



Not to scale

SITE INFORMATION

- **Size:** 23.15 acres
- **Location:** Generally located at 1000 W 4th Avenue.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Medium Density Residential and Commercial
- **Existing Zoning:** Residential, Medium Density (RM) and Commercial, Community (CC)
- **Existing Land Use:** Vacant land and Kennewick School District Buildings. Previously there were residences on the west side of the property.

EXHIBITS

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination



APPLICATION PROCESS

- Application Submitted March 22, 2018
- Application routed for comments June 28, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018.
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium Density (RM) Existing Land Uses – Single -Family Residences
South	Comprehensive Plan – High Density Residential Zoning – Residential, High Density (RH) Existing Land Uses – Apartments
East	Comprehensive Plan – Commercial Zoning – Commercial, Community (CC) Existing Land Uses – Various Commercial Businesses
West	Comprehensive Plan – Medium Density Residential and Commercial Zoning – Residential, Medium Density and Commercial, Community (CC) Existing Land Uses – Single-Family Residences and Various Commercial Businesses

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 23.15 acres from Medium Density Residential and Commercial to Public Facility.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment by utilizing the majority of the site for an elementary school. It is unlikely negative environmental impacts will result from future uses of the site.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
The proposed change will eliminate seven single-family residences, all school district uses will remain the same. No known significant environmental impacts are to be generated on-site by the proposed amendment.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. There are adequate measures within the Kennewick Municipal Code to mitigate any possible impacts to the natural environment. The likely impact would be stormwater runoff; however the KMC requires that all stormwater be retained on-site.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the west which is already designated Commercial. In addition, the land to the south is part of a separate application to change the land use designation for those sites from Industrial to Commercial as well.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in S Kent Street and w 4th avenue that can serve the site. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts. Traffic Impact Fees will be collected at the time of construction if applicable.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
There is a deficit of Public Facility land in the City to serve 20 years population growth. This particular area will provide additional school services for the existing residential population in the immediate area.
6. The current and projected project density in the area
The proposed amendment will not impact the density of the area; it will allow the on-site uses to service the surrounding residents.
7. The effect, if any upon other aspects of the Comprehensive Plan
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received no public comment concerning the proposal to date.

AGENCY COMMENTS

The Bonneville Power Administration, Benton Public Utility District and the Kennewick Irrigation District, responded to the proposal, but they issued no comments.

ANALYSIS OF REQUEST

This request will establish a land use designation for a site that is currently being used for an elementary school and school administration. The proposed land use will reflect what the site is being used for. It is possible that

since the size of the elementary school is increasing, so too will the vehicular traffic to the site. The majority of the site will serve the surrounding residences.

FINDINGS

1. The applicant is Kennewick School District, 1000 W 4th Avenue, Kennewick, WA 99336.
2. The owner is Kennewick School District, 1000 W 4th Avenue, Kennewick, WA 99336.
3. The request is to change the land use designation for the subject parcels from Medium Density Residential and Commercial to Public Facility.
4. The application was received on March 22, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 28, 2018.
5. The site is currently served by City water and sewer in S Kent Street and W 4th Avenue.
6. Access to the site is currently provided from S Kent Street and W 4th Avenue.
7. The proposed amendment is adjacent to Commercial, High Density Residential and Medium Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment by utilizing the majority of the site for an elementary school. It is unlikely negative environmental impacts will result from future uses of the site.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Commercial and Medium Density Residential to Public Facility.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will not likely increase population densities in the area.
5. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts. Traffic Impact and mitigation fees will be collected at the time of construction if applicable.

Recommendation

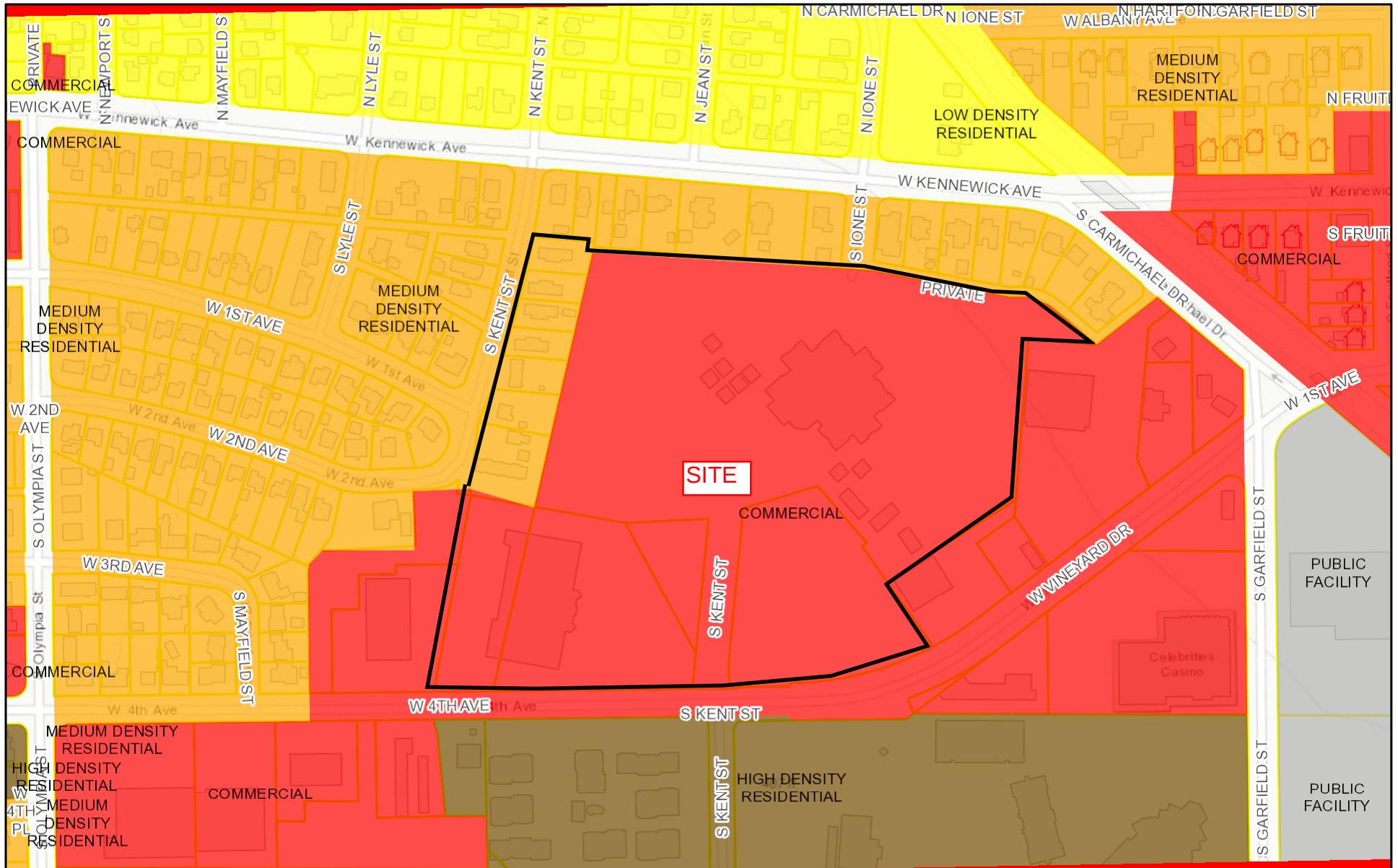
Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report 18-04 and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions in staff report 18-04 and recommend to City Council approval of the request.

Land Use Map

Exhibit A-1



August 8, 2018

This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName	Apartment	Mobile Home
SurveyAddressPoint	Building	Parcel
Condo		SurveyAddressPointSupp
<all other values>		



1 inch = 300 feet

1:3,600

0 155 310 620 ft

0 45 90 180 m

Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

ArcGIS WebApp Builder
City of Kennewick

CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

PROJECT # _____ - _____ PLN-2018 _____ -00811 FEE \$ _____

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
 Short Plat ☐ Conditional Use ☐ Other Comprehensive Plan Amendment

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Kennewick School District, Doug Carl

Address: 1000 W 4th Ave, Kennewick, WA, 99336

Telephone: (509) 222-7667 Cell Phone: (509) 430-8295 Fax: (509) 222-5057 E-mail doug.carl@ksd.org

Property Owner (if other than applicant): _____

Address: _____

Telephone: _____ Cell Phone: _____ E-mail doug.carl@ksd.org

SITE INFORMATION

Parcel No. See Attached Acres 23.15 Zoning: See attached

Address of property: See Attached

Number of Existing Parking Spaces 376 Number of Proposed (New) Parking Spaces 0

Present use of property Elementary School/Residential/Administration/Vacant

Size of existing structure: 41,571 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: 24 ft Cubic feet of excavation: 0 Cost of new construction 0

Benton County Assessor Market Improvement Value: See Attached

Description of Project: Proposed comprehensive plan amendment from MDR and commercial to Public Facility

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.


 Applicant's Signature


 Signature of owner or owner's authorized representative

Date: 3/20/2018

Comprehensive Plan Summary

Parcel	Address	Comp Plan	Proposed Comp Plan	Current Zoning	Acres	Parking	Building SF	Building Height	CF of Excavation	Market Value
101892110005000	13 S. Kent Street	MDR	PF	RM6	0.23	2	1,440	20	0	121,850
101892110006000	17 S. Kent Street	MDR	PF	RM6	0.19	2	1,440	20	0	110,100
101892110007000	21 S. Kent Street	MDR	PF	RM6	0.19	2	1,440	20	0	101,100
101892110008000	25 S. Kent Street	MDR	PF	RM6	0.19	2	1,440	20	0	116,850
101892110009000	29 S. Kent Street	MDR	PF	RM6	0.23	2	1,468	20	0	125,430
101892110010000	105 S. Kent Street	MDR	PF	RM6	0.34	2	860	20	0	87,460
101892110011000	109 S. Kent Street	MDR	PF	RM6	0.58	2	3,520	20	0	207,480
101892000005011	930 W. 4th Avenue	C	PF	CC	13.48	95	44,435	30	0	3,924,810
101892000005012	830 W Vinyard Drive	C	PF	CC	2.97	0	0	0	0	330,000
101892110013001	1000 W. 4th Avenue	C	PF	CC	4.75	267	179,768	30	0	4,916,300
Total					23.15	376				

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Amend Comprehensive plan for 7 parcels from Medium Density Residential (MDR) and 3 parcels from Commercial (C) to Public Facility (PF).

2. What are the reasons for the requested amendment:

Amistad Elementary is constructing a new school on the existing school grounds, which includes moving and increasing the building and adding 7 residential lots to the project site. The school district has purchased and vacated the existing homes and owns 3 adjacent commercial lots and would like the comprehensive plan and zoning to accurately reflect the use.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

There will be no negative impacts or affects to any Comprehensive Plan elements. The Land Use element and Capital Facilities element both make provisions for projecting and planning for schools. All utilities are currently available on-site and will continue to be utilized.

The existing utilities associated with the homes will be abandoned according to City policies. No change to fire, police or parks services.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

The request will implement the goals noted in section 2-Essential Public Facilities and section 4-Capital Facilities Plan by allowing the expansion of an existing school to provide for the community and meet the projected growth.

5. Include any other substantiated information in support of the requested amendment:

This amendment will allow the Kennewick School District to utilize the property to it maximum potential to serve the community needs by providing efficient land use, including parking, circulation, landscaping and building design.



**CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE**

FILE/PROJECT NUMBER: CPA 18-04/PLN-2018-00811

DESCRIPTION OF PROPOSAL: The proposal is to change the Comprehensive Plan Land Use designations for seven parcels from Medium Density Residential and three parcels (for a total of 23.15 acres) from Commercial to Public Facility.

PROPONENT: Kennewick School District 1000 W 4th Avenue, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 13 S Kent Street, 17 S Kent Street, 21 S Kent Street, 25 S Kent Street, 29 S Kent Street, 105 S Kent Street, 109 S Kent Street, 1000 W 4th Avenue, 930 W 4th Avenue and 910 W 4th Avenue.

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- ☒ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4463

☐ Changes, modifications and/or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

- ☒ No conditions.
- ☐ See attached condition(s).

Date: July 20, 2018 Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
CPA 18-04 File



APPLICATION PROCESS

- Application Submitted March 22, 2018
- Application routed for comments June 28, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018.
- Notice of Hearing published August 5, 2018.
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Public Facility, Low Density Residential and Commercial Zoning –Public Facility (PF), Commercial, Community (CC), Residential, Low Density (RL) and Residential, Trailer Park Existing Land Uses – school district buildings, single-family residences and commercial businesses
South	Comprehensive Plan –Public Facility and Industrial Zoning – Open Space (OS) and Industrial, Light (IL) Existing Land Uses – high school and vacant land
East	Comprehensive Plan – N/A Zoning – N/A Existing Land Uses – railroad right-of-way
West	Comprehensive Plan – Industrial Zoning – Industrial, Light (IL) Existing Land Uses – industrial businesses

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 11.56 acres from Industrial to Public Facility.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment by eliminating the possibility of industrial uses in a close proximity to single-family residences and a public school. Industrial uses allow for heavy truck traffic, uses that create loud noises and uses that could produce obnoxious odors.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
The proposed change will eliminate the chance of an Industrial use from locating on the sites. Certain Industrial uses can, at times, create negative effects on both the built and physical environment.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. There are adequate measures within the Kennewick Municipal Code to mitigate any possible impacts to the natural environment. The likely impact would be stormwater runoff, however the KMC requires that all stormwater be contained and disposed of on site.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the north and south which is already designated Public Facility.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
City water and sewer facilities, that can serve the sites, are in adjacent roadways. Access to the sites is gained from W Metaline Avenue. Future development of the sites may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land;
There is not adequate Public Facility land in the City to serve 20 years population growth. This particular area will centralize the school district's facilities and provide additional land to support Kamiakin High School.
6. The current and projected project density in the area; and
It is anticipated that the property will continue be used to support the Kennewick School District and its future growth.
7. The effect, if any upon other aspects of the Comprehensive Plan.
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received no public comment concerning the proposal to date.

AGENCY COMMENTS

Staff has received responses from Benton Public Utility District, Kennewick Irrigation District and the Bonneville Power Administration; no specific comments were submitted for the proposal.

ANALYSIS OF REQUEST

This request will change the land use designation to Public Facility which will allow the sites to be used by the Kennewick School District to meet its future needs. The amendment will allow the district to centralize its facility services and expand the footprint of the Kamiakin High School grounds.

FINDINGS

1. The applicant is the Kennewick School District, 1000 W 4th Avenue, Kennewick, WA 99336.
2. The owner of both parcels is the Kennewick School District, 1000 W 4th Avenue, Kennewick, WA 99336.
3. The request is to change the land use designation for the subject parcels from Industrial to Public Facility.
4. The application was received on March 22, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 28, 2018.
5. The sites have access to City water and sewer in W. Metaline Avenue and N Edison Street.
6. Access to the sites is currently provided from W. Metaline Avenue.
7. The proposed amendment is adjacent to Commercial, Industrial, Public Facility and Low Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2015.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment by eliminating the possibility of industrial uses in a close proximity to less intense zoning districts. Industrial uses allow for heavy truck traffic, uses that create loud noises and uses that could produce obnoxious odors which are not compatible with some of the surrounding uses.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Industrial to Public Facility.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will not likely increase population densities in the area.
5. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts.

Recommendation

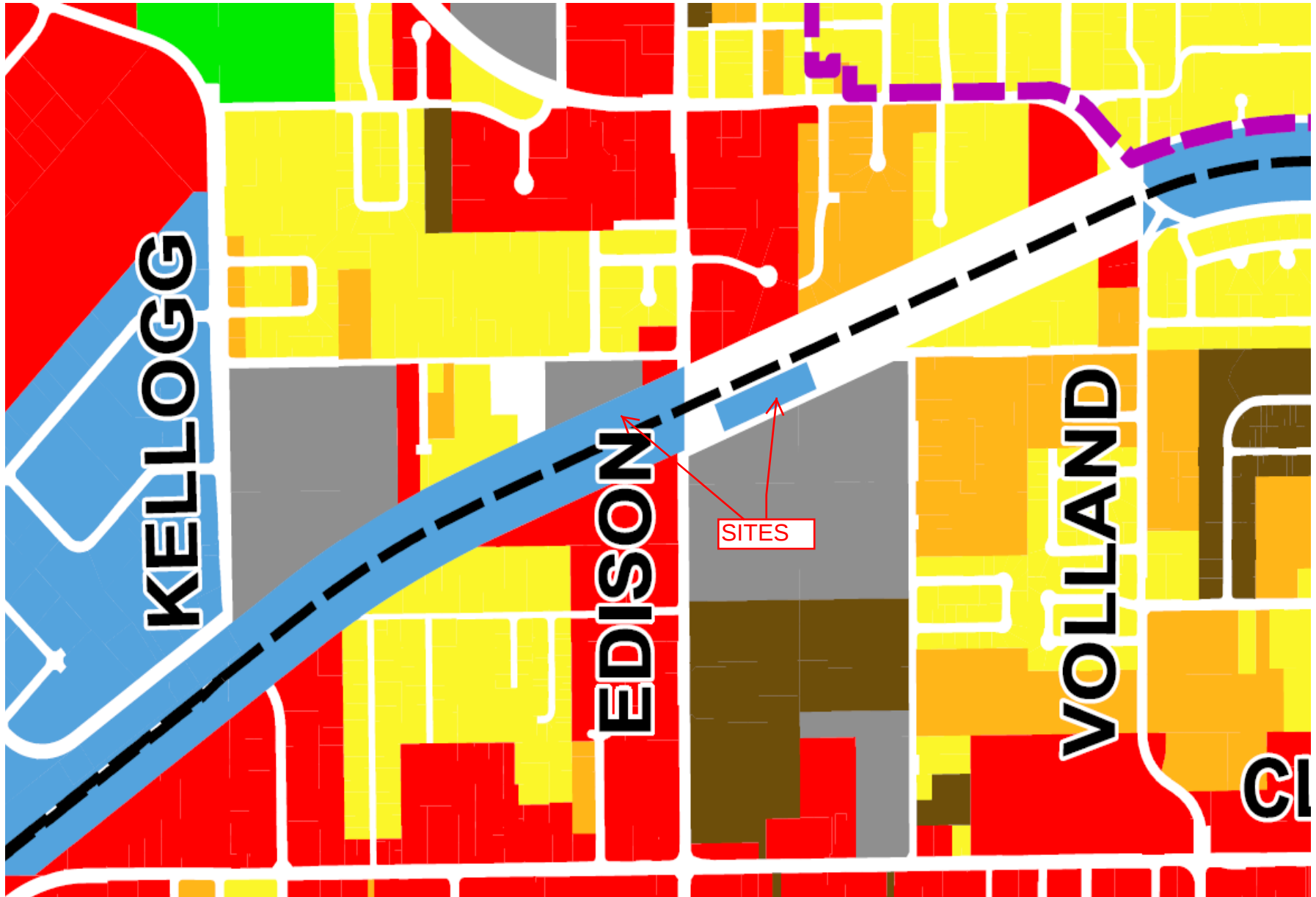
Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report 18-05 and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions in staff report 18-05 and recommend to City Council approval of the request.

Land Use Map

Exhibit A-1



CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

Exhibit A-2

PROJECT # _____ - _____ PLN-2018 _____ -00812 FEE \$ _____

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
Short Plat ☐ Conditional Use ☐ Other Comprehensive Plan Amendment

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Kennewick School District, Doug Carl

Address: 1000 W 4th Ave, Kennewick, WA, 99336

Telephone: (509) 222-7667 Cell Phone: (509) 430-8295 Fax: (509) 222-5057 E-mail doug.carl@ksd.org

Property Owner (if other than applicant): _____

Address: _____

Telephone: _____ Cell Phone: _____ E-mail doug.carl@ksd.org

SITE INFORMATION

Parcel No. 1-3399-300-0001-000, 1-3399-4RS-1775-001 Acres 7.42, 4.14 Zoning: IL

Address of property: N/A

Number of Existing Parking Spaces 222 Number of Proposed (New) Parking Spaces 0

Present use of property High School/Vacant

Size of existing structure: 0 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: 0 Cubic feet of excavation: 0 Cost of new construction 0

Benton County Assessor Market Improvement Value: 335,950

Description of Project: Proposed comprehensive plan amendment from Industrial to Public Facility

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.


Applicant's Signature


Signature of owner or owner's authorized representative

Date: 3/20/2018

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Amend Comprehensive plan for 2 parcels from Industrial (I) to Public Facility (PF).

2. What are the reasons for the requested amendment:

The school district has purchased the vacant property from the railroad and would like the comprehensive plan and zoning to accurately reflect the use.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

There will be no negative impacts or affects to any Comprehensive Plan elements. The Land Use element and Capital Facilities element both make provisions for projecting and planning for schools. No existing utilities will be abandoned or extended with the comprehensive plan amendment proposal.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

The request will implement the goals noted in section 2-Essential Public Facilities and section 4-Capital Facilities Plan by allowing the expansion of an existing school property to provide for the community and meet the projected growth.

5. Include any other substantiated information in support of the requested amendment:

This amendment will allow the Kennewick School District to utilize the property to it maximum potential to serve the community needs by providing efficient land use, including parking, circulation and landscaping.



**CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE**

FILE/PROJECT NUMBER: CPA 18-05/PLN-2018-00812

DESCRIPTION OF PROPOSAL: The proposal is to change the Comprehensive Plan Land Use designations for two parcels (11.56 acres) from Industrial to Public Facility.

PROPONENT: Kennewick School District 1000 W 4th Avenue, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 5501 W Metaline Avenue and 5000 W Metaline Avenue

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- ☒ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4463

☐ Changes, modifications and/or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

- ☒ No conditions.
- ☐ See attached condition(s).

Date: July 20, 2018 Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
CPA 18-05 File



APPLICATION PROCESS

- Application Submitted April 3, 2018
- Application routed for comments June 28, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018.
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Medium Density Residential and Commercial , Low Density Residential Zoning – Residential Medium Density, Commercial, Office (CO) and Unincorporated Benton County Existing Land Uses – vacant land and single –family residential
South	Comprehensive Plan – Public Facility and Commercial Zoning – Public Facility and Commercial, Community Existing Land Uses – Benton County Facilities and Health Club
East	Comprehensive Plan – Low Density Residential, Unincorporated Benton County Zoning – Unincorporated Benton County Existing Land Uses – Single-family residences
West	Comprehensive Plan – Commercial Zoning – Commercial, Office (CO) Existing Land Uses – vacant land and care center

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change .6 acres from Medium Density Residential to Commercial.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment by limiting the possibility of potentially hazardous uses. The proposed land use designation will be the same as the as the property to the west of the site.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
No negative effects on the physical environment are anticipated as a result of the proposed amendment.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. There are adequate measures within the Kennewick Municipal Code to mitigate any possible impacts to the natural environment. The likely impact would be stormwater runoff, however the KMC requires that all stormwater be contained and disposed of on site.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with the land use designation to the west which is already designated Commercial. In addition, the land to the south is used for a fire station, various County government offices and a health club.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in N Grant Street that can serve the site. Access to the site is also gained from N Grant Street. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts. Traffic Impact Fees will be collected at the time of construction if applicable.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land;
There is adequate Commercial land in the City to serve 20 years population growth. This particular area has the potential to serve the surrounding businesses and residences.
6. The current and projected project density in the area; and
The current maximum density is 13 units per acre. The Commercial land use designation would allow for a minimum density of 7 units per acre and maximum of density of 27 units per acre in a mixed use development.
7. The effect, if any upon other aspects of the Comprehensive Plan.
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received comments from a surrounding property owner, the comments are attached.

AGENCY COMMENTS

Staff has received responses/comments from Washington State Department of Transportation, Benton Public Utility District, Kennewick Irrigation District and the Bonneville Power Administration; no specific comments were submitted by the agencies.

ANALYSIS OF REQUEST

This request will create an addition to an existing commercial area. It is the applicant's intention to use the site as employee parking for the Tri-City Court Club. It is important to note that once the Commercial land use designation is established the implementing zoning districts allow various commercial uses.

FINDINGS

1. The applicant is Tri-City Court Club, 1350 N Grant Street, Kennewick, WA 99336.
2. The owner is Carlton Cadwell, 1361 Gage Boulevard, Richland, WA 99352.
3. The request is to change the land use designation for the subject parcel from Medium Density Residential to Commercial.
4. The application was received on April 3, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 28, 2018.
5. The site is currently served by City water and sewer in N Grant Street.
6. Access to the site is currently provided from N Grant Street.
7. The proposed amendment is adjacent to Commercial, Public Facility, Medium Density Residential and Low Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment by limiting the possibility of potentially hazardous uses. The proposed land use designation will be the same as the as the property to the west of the site.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcel from Medium Density Residential to Commercial.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will not likely increase population densities in the area.
5. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts. Traffic Impact and mitigation fees will be collected at the time of construction if applicable.

Recommendation

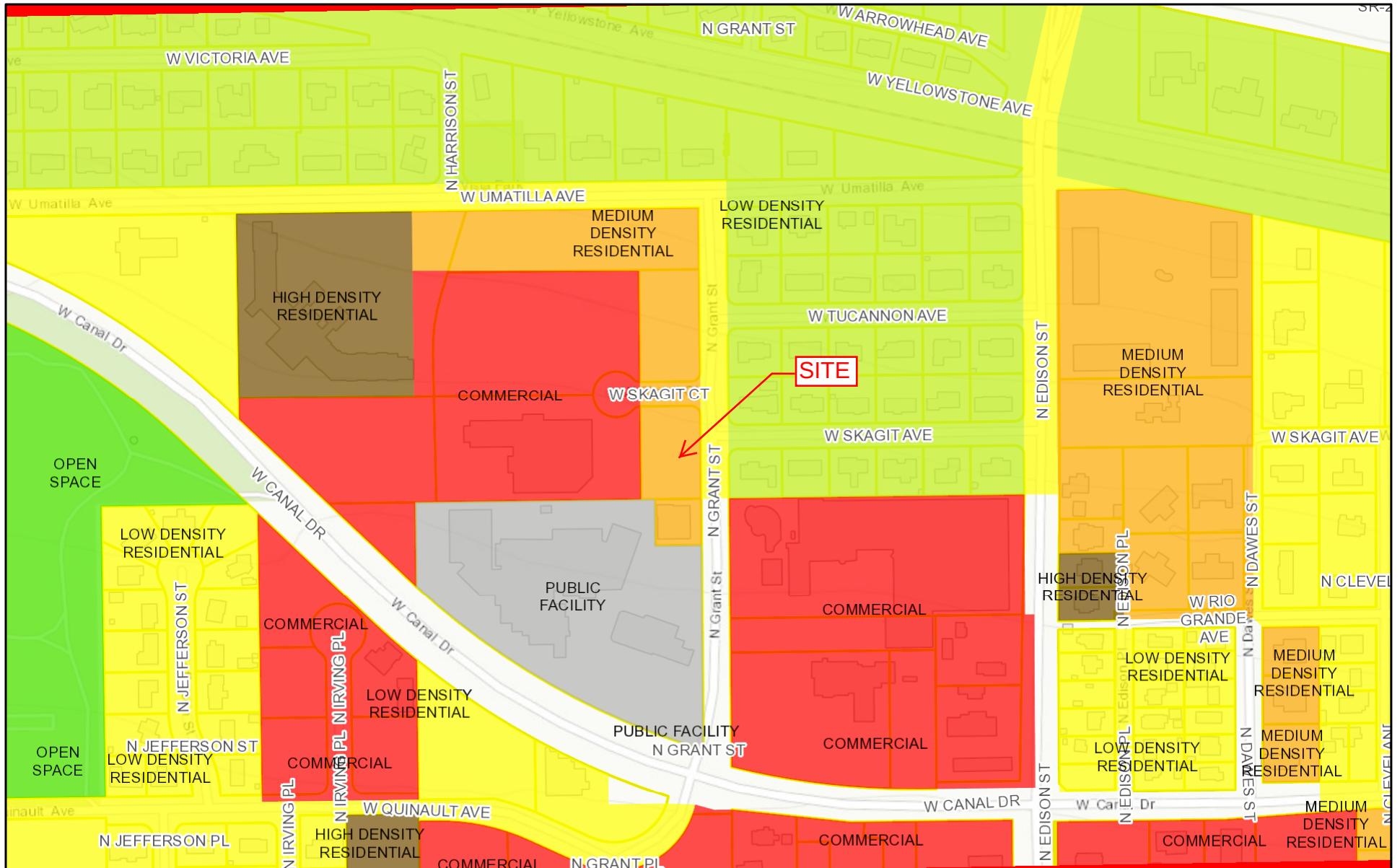
Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report 18-06 and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions in staff report 18-06 and recommend to City Council approval of the request.

Land Use Map

Exhibit A-1



August 8, 2018

This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName	Apartment	Mobile Home
SurveyAddressPoint	Building	Parcel
Condo		SurveyAddressPointSupp
<all other values>		



1 inch = 300 feet

1:3,600

0 155 310 620 ft

0 45 90 180 m

Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

ArcGIS WebApp Builder
City of Kennewick

PAID

APR 03 2018

CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

CPA PROJECT # 18-06 PLN- 2018-00950 FEE \$ 1,294.00 BY CITY OF KENNEWICK

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
Short Plat ☐ Conditional Use ☐ Other Comprehensive Plan

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Tri-City Court Club / Carlton Cadwell (owner)

Address: 1350 N. Grant St., Kennewick, WA 99336

Telephone: 509-783-5465 Cell Phone: 509-396-3712 ext. 125 Fax: 509-736-0765 E-mail carlc@cadwell.com

Property Owner (if other than applicant): Carlton Cadwell

Address: 1361 Gage Blvd. Richland, Wa 99352

Telephone: 509-627-5881 Cell Phone: 509-551-0023 E-mail carlc@cadwell.com

SITE INFORMATION

Parcel No. 13399201156006 Acres 0.6000 Zoning: RM

Address of property: undetermined

Number of Existing Parking Spaces none defined Number of Proposed (New) Parking Spaces approximately 56

Present use of property vacant gravel lot

Size of existing structure: none sq. ft. Size of Proposed addition/New structure: none sq. ft.

Height of building: none Cubic feet of excavation: min. flatten existing Cost of new construction Approx. \$20,000

Benton County Assessor Market Improvement Value: Assessed value \$100,630, improvements unknown

Description of Project: Change land use designation from medium density residential to commercial.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 3-23-18

APR 03 2018

DEVELOPMENT SERVICES



**CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE**

FILE/PROJECT NUMBER: CPA 18-06/PLN-2018-00950/ED 18-12

DESCRIPTION OF PROPOSAL: The proposal is to change the Comprehensive Plan Land Use designation for one parcel from Medium Density Residential to Commercial.

PROPOSER: Tri-City Court Club, c/o Carlton Cadwell, 1350 N. Grant Street, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1369 N Grant Street

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

☒ There is no comment period for this DNS.

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4463

☐ Changes, modifications and/or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Date: July 20, 2018 Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
CPA 18-06 File

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Change zoning land use from medium density residential to commercial.

2. What are the reasons for the requested amendment:

To support already existing commercial property - to move Tri-City Court Club employee parking out of the main parking lot and onto this property which would provide more parking for members and guest.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

The effect is minimal - it would slightly reduce the medium density residential amount of land by .6 acres. There will be little effect on water & sewer. Power will be affected with the addition of lights on the lot. We will need water for landscape only. Zero impact on fire, police, parks or schools. Less fire hazard due to paved lot instead of weeds.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

This project would meet the commercial goal #2: to sustain and enhance viable commercial areas. There would be improvement to the area by having landscaped areas and the addition of side walks.

5. Include any other substantiated information in support of the requested amendment:

Tri-City Court Club has grown over the years in programs and services. We share a parking lot with Quinalt Baptist Church.

The Church plans to have a christian school use their facility & needs more parking. We have approx. 180 employees which limits parking for members & guest. We also serve Tri-Tech on Fridays adding another 50 cars to our parking lot.

From: [Marina Tiede](#)
To: [Permit-Documents](#)
Subject: PLN-2018-00950/CPA 18-06
Date: Tuesday, July 10, 2018 9:01:16 PM

Dear Sir or Madam,

I am writing to express my initial concerns of the proposal to re-zone 1369 N. Grant St from Medium Density Residential to Commercial per proposal PLN-2018-00950/CPA 18-06.

The re-zoning will increase noise and traffic potentially effecting the well being of the residents, including the safety of kids and elderly that live within the Benton County Residential Area. I am also concerned about the safety of the residents and visitors of the memory care residential facility adjacently located.

Concerns of increased trash/litter exist as well as the potential for increased vandalism for the surrounding residents due the significant increase of people in and out of the lot at various hours.

If re-zoned to Commercial it will allow certain exemptions for types of noise and increase the allowed decibels emitted from the property. The increased noise allowance is counterintuitive to the residents initial choice at purchase of their homes to live in a quiet residential area.

I am concerned the increased congestion will impede the entrance and exit efficiency of the Benton County Fire Facility. In addition to the local residents/pedestrians safety with increase traffic. I also have concerns with the safety of the pedestrians originating from the commercial lot if approved and the Fire Department's ability to safely and quickly respond to incidents without endangering pedestrians or holding up the process to due increased people and traffic activity.

Currently, the lot is being utilized as a commercial parking lot for the Tri-City Court Club. The lot was bulldozed and temporary parking spots marked on the ground. Since, its use as a parking lot I have observed issues of pedestrian safety and a significant increase in noise such as honking, loud voices and car noises. Pedestrians have been observed crossing the road at various places and hours while increased traffic vehicles speed by.

The parcel proposed for re-zoning is surrounded on 3 sides by residential quiet living. Zoning it as commercial will impact the residential living within the area and their expected environment at the time of the purchase of their homes and/or land.

The homes in the area were purchased with the knowledge they were located in a residential area and suitable for the owners free from commercial elements. Many of the homes are located within a Benton County Pocket and re-zoning to commercial would omit the county and quiet appeal of the adjacent properties; potentially impacting the properties value.

Thank you for considering and performing thorough review of my concerns,

Sincerely,
Marina Tiede
509-308-2337

From: [Anthony Muai](#)
To: [Steve Donovan](#)
Subject: FW: Confirmation/Additional Comments Re: PLN-2018-00950/CPA 18-06
Date: Monday, July 16, 2018 7:20:25 AM

I uploaded the first email into OnBase, but I have not uploaded this one yet. I also have not replied to Marina.

From: Diane Kalinowski **On Behalf Of** Permit-Documents
Sent: Friday, July 13, 2018 1:14 PM
To: Anthony Muai
Subject: FW: Confirmation/Additional Comments Re: PLN-2018-00950/CPA 18-06

This came into Permit Docs e-mail. I let them know that I forwarded to you & provided your e-mail address.

Thanks! ☺

Diane

From: Marina Tiede [mailto:mtiede9553@yahoo.com]
Sent: Friday, July 13, 2018 9:07 AM
To: Permit-Documents
Subject: Confirmation/Additional Comments Re: PLN-2018-00950/CPA 18-06

Dear Sir or Madam,

I am writing to confirm my previous comments have been received. Please confirm receipt of this email and previous one.

I also wish to provide additional comments.

I know there is a thorough process for which land is assessed for the possibilities of re-zoning but I am double checking that the review will include the impact of ANY potential commercial development on the land if re-zoned and not focus strictly on the current stated intent.

It's my understanding that there is no law requiring the requestor to stick to or maintain their current intent, in this case a parking lot for the Tri-City Court Club. My concern is that once re-zoned the property could be utilized for many other commercial opportunities that would have a more severe impact on the neighboring community, traffic, noise, lightening, etc. I know the city will perform a full review of the impact of re-zoning 1369 N Grant St to commercial for any commercial application and not just of the current intended use.

I have concerns the re-zoning to commercial which is currently within a residential area is not a public necessity or convenience; it is simply to accommodate a foreseen expansion need of a private business. A business where only customers that can afford the private club dues will benefit; leaving out a large portion of the general public.

At the time the Tri-City Court Club's permit to build a waterpark was approved the city and the court club were aware of the potential of inadequate parking. To address this concern the court club had submitted a plan indicating they had permission from the adjacent church to allow their members to park there as a short term solution.

At the time of the permit approval, there must have been cognitive knowledge of additional commercial

un-developed property within the area in order to accommodate their potential need for parking in the future. The preconceived knowledge that the lot in question would be re-zoned for their commercial use would not have been possible at the time.

Thank you for your time and the review of my questions and concerns. Please feel free to contact me to further discuss any questions or concerns above.

As requested above please confirm the receipt of these comments.

Sincerely,

Marina Tiede
509-308-2337

From: Marina Tiede <mtiede9553@yahoo.com>
To: "permit-documents@ci.kennewick.wa.us" <permit-documents@ci.kennewick.wa.us>
Sent: Tuesday, July 10, 2018 9:03 PM
Subject: PLN-2018-00950/CPA 18-06

Dear Sir or Madam,

I am writing to express my initial concerns of the proposal to re-zone 1369 N. Grant St from Medium Density Residential to Commercial per proposal PLN-2018-00950/CPA 18-06.

The re-zoning will increase noise and traffic potentially effecting the well being of the residents, including the safety of kids and elderly that live within the Benton County Residential Area. I am also concerned about the safety of the residents and visitors of the memory care residential facility adjacently located.

Concerns of increased trash/litter exist as well as the potential for increased vandalism for the surrounding residents due the significant increase of people in and out of the lot at various hours.

If re-zoned to Commercial it will allow certain exemptions for types of noise and increase the allowed decibels emitted from the property. The increased noise allowance is counterintuitive to the residents initial choice at purchase of their homes to live in a quiet residential area.

I am concerned the increased congestion will impede the entrance and exit efficiency of the Benton County Fire Facility. In addition to the local residents/pedestrians safety with increase traffic. I also have concerns with the safety of the pedestrians originating from the commercial lot if approved and the Fire Department's ability to safely and quickly respond to incidents without endangering pedestrians or holding up the process to due increased people and traffic activity.

Currently, the lot is being utilized as a commercial parking lot for the Tri-City Court Club. The lot was bulldozed and temporary parking spots marked on the ground. Since, its use as a parking lot I have observed issues of pedestrian safety and a significant increase in noise such as honking, loud voices and car noises. Pedestrians have been observed crossing the road at various places and hours while increased traffic vehicles speed by.

The parcel proposed for re-zoning is surrounded on 3 sides by residential quiet living. Zoning it as commercial will impact the residential living within the area and their expected environment at the time of

the purchase of their homes and/or land.

The homes in the area were purchased with the knowledge they were located in a residential area and suitable for the owners free from commercial elements. Many of the homes are located within a Benton County Pocket and re-zoning to commercial would omit the county and quiet appeal of the adjacent properties; potentially impacting the properties value.

Thank you for considering and performing thorough review of my concerns,

Sincerely,
Marina Tiede
509-308-2337



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment CPA 18-07

REQUEST: Change 1.47 acres from Low Density Residential to Medium Density Residential

APPLICANT: Brad & Gloria Beauchamp

OWNER: BMB Development, LLC



Not to scale

SITE INFORMATION

- **Size:** 1.47 acres
- **Location:** 1863 & 1903 W. 19TH AVE.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Low (RL)
- **Existing Land Use:** Single-family residence

EXHIBITS

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** Chacon Comments

APPLICATION PROCESS

- Application Submitted April 11, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential, Medium Density Residential Zoning – Residential, Low (RL); Residential, Medium (RM); Existing Land Uses – Single family residences, duplex residences
South	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium (RM) Existing Land Uses – Four-plex residences
East	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Single-family residences
West	Comprehensive Plan – Low Density Residential Zoning – Residential, Suburban (RS) Existing Land Uses – Single-family residences

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 1.47 acres from Low Density Residential to Medium Density Residential.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it provides an opportunity for infill development that will utilize existing infrastructure. This reduces the amount of money spent to maintain additional linear feet of sewer, water and streets that would be incurred on vacant lands where infrastructure would have to be extended to serve a development.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;

This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
This proposal's effect on the physical environment is such that it will allow and increased number of housing units on the site. Currently the site is zoned Residential, Low (RL) which allows 7,500 square foot lots. This amounts to 8 single family lots, not considering the land required for streets. The change in land use designation and subsequent zoning would allow for 4,000 square foot lots or approximately 16 single family lots. The change will also allow for multi-family dwellings to be constructed at a maximum of 13 units per acre. This results in 19 units.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
The change would likely increase the amount of impermeable surface at construction requiring the reduced permeable surfaces to absorb the same amount of stormwater. There are, however, code requirements in place to address this issue at the time of development in order to mitigate the impact.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the northwest, south and southeast which is already designated Medium Density Residential. In addition, the property directly to the west has a proposal to change from Low Density Residential to Medium Density Residential as well.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in W. 19th Ave. that can serve the site. Access to the site is also provided by W. 19th Ave. Public transit is located approximately 650 feet away near the intersection of S. Vancouver St. and W. 19th Ave. Canyon View Elementary is located approximately 2/3 of a mile from the site and Horse Heaven Hills Middle School is located approximately 1 mile from the site. Parks are located approximately 1 mile from the site to the north and to the south.

Future projects will be assessed park and traffic impact fees. The impact on roads, utilities and public transportation will be addressed at the project phase, but is not expected to reduce service levels below adopted level of service standards established in the Comprehensive Plan.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land

The comprehensive plan indicates an excess of 248 acres of Medium Density Residential land to accommodate Kennewick's expected 20 year population growth. With that said, there is an identified deficit of High Density Residential land. High Density Residential land can be developed at a maximum density of 27 units per acre. Adding Medium Density Residential land is one way to try to accommodate the lack of High Density Residential land to accommodate the next 20 years of population growth.

Most of the available Medium Density Residential land is located in the Southridge area. Much of this lacks access and has significant infrastructure costs that will come with its development. In addition, several large areas of Medium Density Residential lands are currently being developed with single-family residences or have been developed well below the maximum allowed 13 units per acre. This site provides opportunity to fill in some of the underutilized parcels within the City that already has the necessary infrastructure for development.

6. The current and projected project density in the area

The proposed change will allow for up to 13 units per acre. The current density in the surrounding area is very low compared to what the existing zoning allows. This has likely occurred because there was not access to sewer nearby.

7. The effect, if any upon other aspects of the Comprehensive Plan

The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

A comment was received from an adjoining property owner expressing concerns with what could be developed. The primary concern is that if an apartment complex is built, there would be more on street parking that would create a sight distance obstruction at an intersection (W. 19th Ave. and S. Tacoma St.) that is already difficult to see at.

AGENCY COMMENTS

Multiple agencies were notified of this proposal and give the opportunity to comment on it. Staff received responses from Kennewick Irrigation District, Benton PUD and Bonneville Power Administration stating that they had no comments on the proposal.

ANALYSIS OF REQUEST

This request provides an opportunity for infill development that will take advantage and make efficient use of newly constructed infrastructure to serve an older area of Kennewick. The site is compatible with the properties immediately to the northwest and south. The property immediately to the west is proposed to be changed to Medium Density Residential as well, as part of CPA 18-08, and there are also lands designated Medium Density Residential 200 feet to the east and 330 feet to the west. The site is located close to schools, transit, parks and other services. Staff is off the opinion that the proposal is consistent with the Comprehensive Plan and that it will provide for opportunities to assist in accommodating the 20 years of population growth.

FINDINGS

1. The applicant is Brad & Gloria Beauchamp (105 E 19th Ave, Kennewick, WA 99337).
2. The owner is BMB Development, LLC (3411 Canyon Lakes Dr., Kennewick, WA 99337).

3. The request is to change the land use designation for the subject parcels from Low Density Residential to Medium Density Residential.
4. The application was received on April 11, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water and sewer in W. 19th Ave.
6. Access to the site is currently provided from W. 19th Ave.
7. The proposed amendment is adjacent to Low Density Residential and Medium Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it provides an opportunity for infill development that will utilize existing infrastructure. This reduces the amount of money spent to maintain additional linear feet of sewer, water and streets that would be incurred on vacant lands where infrastructure would have to be extended to serve a development.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.

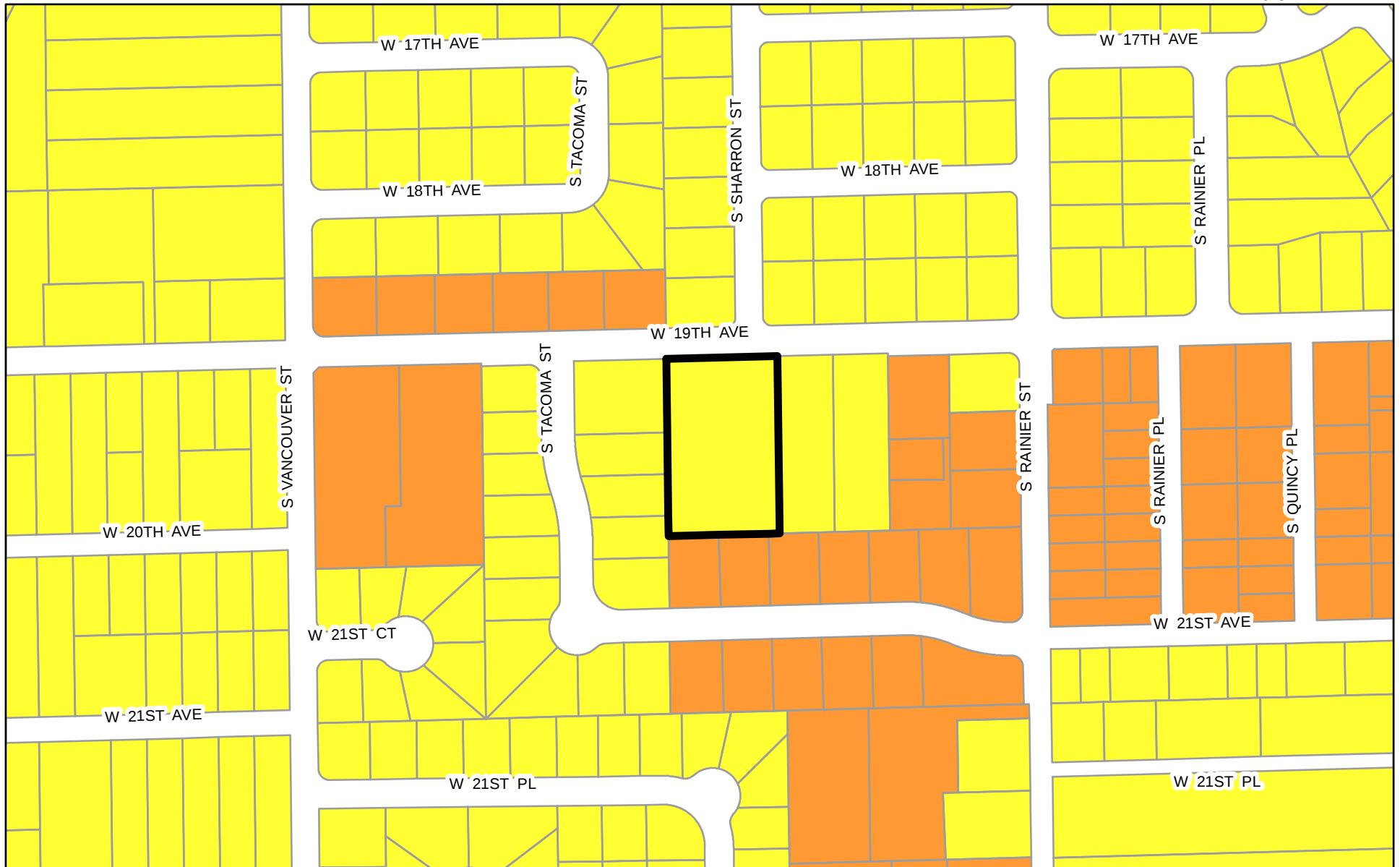
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-07 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-07 contained in the staff report and recommend to City Council approval of the request.



CPA 18-07/PLN-2018-01062



CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

Exhibit A-2

PROJECT # _____ - _____ PLN- _____ - _____ FEE \$ _____

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other _____

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: BMB DEVELOPMENT

Address: 105 E 19TH, KENNEWICK WA 99337

Telephone: _____ Cell Phone: 509-308-6556 Fax: _____ E-mail bmbdevelopment@yahoo.com

Property Owner (if other than applicant): JONATHAN AND HEATHER BOWEN

Address: 1917 W 19TH

Telephone: 509-521-4911 Cell Phone: _____ E-mail bmbdevelopment@yahoo.com

SITE INFORMATION

Parcel No. 111894020058001 Acres .5007 Zoning: RS

Address of property: 1917 W 19TH

Number of Existing Parking Spaces NA Number of Proposed (New) Parking Spaces NA

Present use of property SFR

Size of existing structure: 1831 sq. ft. Size of Proposed addition/New structure: NA sq. ft.

Height of building: 20 Cubic feet of excavation: NA Cost of new construction NA

Benton County Assessor Market Improvement Value: 103,850

Description of Project: ASKING FOR A ZONE CHANGE TO RM

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Heather Bowen

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 4-12-2018

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

WE ARE REQUESTING A ZONE CHANGE FROM RL TO RM.

2. What are the reasons for the requested amendment:

THE SURROUNDING AREA HAS A MIXTURE OF RL ZONING AS WELL AS RM ZONING. THE REZONE OF THIS PARCEL WILL

ALLOW FOR BUILDING OF NEW MULTIFAMILY DWELLINGS WHICH WILL BE A BENEFIT TO THE AREA.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

TYPICAL UTILITIES WILL BE AFFECTED BUT NOT IN A DETRIMENTAL WAY

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

ALL AVAILABLE MULTIFAMILY HOUSING IN THE AREA IS FULLY OCCUPIED. THIS AMENDMENT TO THE COMP PLAN

WILL ALLOW FOR MORE MULTIFAMILY UNITS TO BE AVAILABLE. THE AREA IS AN EQUAL MEASURE OF SFR AND RM

5. Include any other substantiated information in support of the requested amendment:
-
-
-



Exhibit A-3
Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: CPA 18-07/PLN-2018-01062

DESCRIPTION OF PROPOSAL: Change the land use designation of 1.47 acres from Low Density Residential to Medium Density Residential

PROPONENT: BRAD & GLORIA BEAUCHAMP

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1903 W. 19TH AVE.

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- ☒ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by ___. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4463

- ☐ Changes, modifications and /or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

- ☒ No conditions.
- ☐ See attached condition(s).

Date: July 20, 2018

Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.

Anthony Muai

From: Esmeralda Chacon <echacon.estherbrooksm@gmail.com>
Sent: Thursday, June 28, 2018 2:35 PM
To: Permit-Documents
Subject: ref permit/project number PLN-208-01063/CPA 18-08

Hello, to whom it may concern

My Name is Esmeralda, my family and i are concern about what will be in at this permit location. we live at 1905 S. Tacoma St in Kennewick.

The back yard of this permit location is right next to our yard. We are really hoping that it will not be more apartments we are already surrounded by apartment complexes and duplex and already people are already parking on the streets and blocking the view with all the cars when we are turning left or right. we have to go in more into the road to get a clear vision so we can turn. (when coming out of Tacoma st to 19th) i guess we would like to know a bit more about this project. please let us know.

Thanks

--

Esmeralda Chacon



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 18-08

REQUEST: Change 0.5007 acres from Low Density Residential to Medium Density Residential

APPLICANT: BRAD & GLORIA BEAUCHAMP

OWNER: BMB DEVELOPMENT, LLC



Not to scale

SITE INFORMATION

- **Size:** 0.5007 acres
- **Location:** 1917 W. 19TH AVE.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Suburban (RS)
- **Existing Land Use:** Single-family residence

EXHIBITS

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** Chacon Comments

APPLICATION PROCESS

- Application Submitted April 11, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential, Medium Density Residential Zoning – Residential, Low (RL); Residential, Medium (RM); Existing Land Uses – Single family residences, duplex residences
South	Comprehensive Plan – Low Density Residential Zoning – Residential, Suburban (RS) Existing Land Uses – Single family residences
East	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Single-family residences
West	Comprehensive Plan – Low Density Residential Zoning – Residential, Suburban (RS) Existing Land Uses – Single-family residences

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 0.5007 acres from Low Density Residential to Medium Density Residential.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it provides an opportunity for infill development that will utilize existing infrastructure. This reduces the amount of tax dollars spent to maintain additional linear feet of sewer, water and streets that would be incurred on vacant lands where infrastructure would have to be extended to serve a development.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
This proposal's effect on the physical environment is such that it will allow and increased number of housing units on the site. Currently the site is zoned Residential, Suburban (RS) which allows 10,500 square foot lots. The change in land use designation and subsequent zoning would allow for 4,000 square foot lots. The change will also allow for multi-family dwellings to be constructed at a maximum of 13 units per acre. This results in 7 units.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
The change would likely increase the amount of impermeable surface at construction requiring the reduced permeable surfaces to absorb the same amount of stormwater. There are, however, code requirements in place to address this issue at the time of development in order to mitigate the impact.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the northwest, south and southeast which is already designated Medium Density Residential. In addition, the property directly to the west has a proposal to change from Low Density Residential to Medium Density Residential as well.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in W. 19th Ave. that can serve the site. Access to the site is also provided by W. 19th Ave. Public transit is located approximately 500 feet away near the intersection of S. Vancouver St. and W. 19th Ave. Canyon View Elementary is located approximately 2/3 of a mile from the site and Horse Heaven Hills Middle School is located approximately 1 mile from the site. Parks are located approximately 1 mile from the site to the north and to the south.

Future projects will be assessed park and traffic impact fees. The impact on roads, utilities and public transportation will be addressed at the project phase, but is not expected to reduce service levels below adopted level of service standards established in the Comprehensive Plan.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
The comprehensive plan indicates an excess of 248 acres of Medium Density Residential land to accommodate Kennewick's expected 20 year population growth. With that said, there is an

identified deficit of High Density Residential land. High Density Residential land can be developed at a maximum density of 27 units per acre. Adding Medium Density Residential land is one way to try to accommodate the lack of High Density Residential land to accommodate the next 20 years of population growth.

Most of the available Medium Density Residential land is located in the Southridge area. Much of this lacks access and has significant infrastructure costs that will come with its development. In addition, several large areas of Medium Density Residential lands are currently being developed with single-family residences or have been developed well below the maximum allowed 13 units per acre. This site provides opportunity to fill in some of the underutilized parcels within the City that already has the necessary infrastructure for development.

6. The current and projected project density in the area
The proposed change will allow for up to 13 units per acre. The current density in the surrounding area is very low compared to what the existing zoning allows. This has likely occurred because there was not access to sewer nearby.
7. The effect, if any upon other aspects of the Comprehensive Plan
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

A comment was received from an adjoining property owner expressing concerns with what could be developed. The primary concern is that if an apartment complex is built, there would be more on street parking that would create a sight distance obstruction at an intersection (W. 19th Ave. and S. Tacoma St.) that is already difficult to see at.

AGENCY COMMENTS

Multiple agencies were notified of this proposal and give the opportunity to comment on it. Staff received responses from Kennewick Irrigation District, Benton PUD and Bonneville Power Administration stating that they had no comments on the proposal.

ANALYSIS OF REQUEST

This request provides an opportunity for infill development that will take advantage and make efficient use of newly constructed infrastructure to serve an older area of Kennewick. The site is compatible with the properties immediately to the northwest and south. The property immediately to the east is proposed to be changed to Medium Density Residential as well, as part of CPA 18-07, and there are also lands designated Medium Density Residential 400 feet to the east and 175 feet to the west. The site is located close to schools, transit, parks and other services. Staff is off the opinion that the proposal is consistent with the Comprehensive Plan and that it will provide for opportunities to assist in accommodating the 20 years of population growth.

FINDINGS

1. The applicant is Brad & Gloria Beauchamp (105 E 19th Ave, Kennewick, WA 99337).
2. The owner is BMB Development, LLC (3411 Canyon Lakes Dr., Kennewick, WA 99337).
3. The request is to change the land use designation of 0.5007 acres from Low Density Residential to Medium Density Residential on a parcel located at 1917 W. 19th Ave.

4. The application was received on April 11, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water and sewer in W. 19th Ave.
6. Access to the site is currently provided from W. 19th Ave.
7. The proposed amendment is adjacent to Low Density Residential and Medium Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it provides an opportunity for infill development that will utilize existing infrastructure. This reduces the amount of tax dollars spent to maintain additional linear feet of sewer, water and streets that would be incurred on vacant lands where infrastructure would have to be extended to serve a development.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

CONCLUSIONS

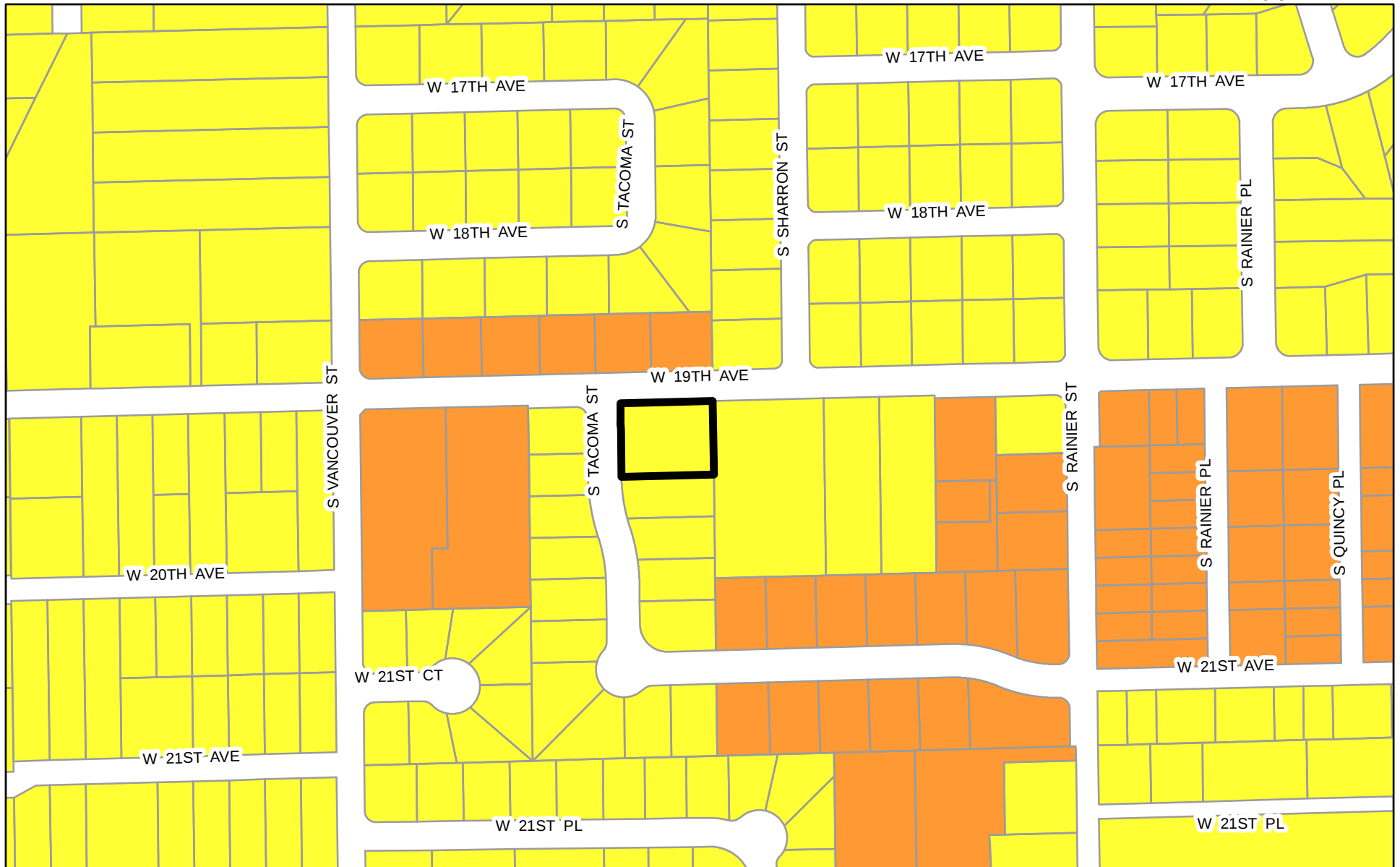
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-08 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-08 contained in the staff report and recommend to City Council approval of the request.



CPA 18-08/PLN-2018-01063



CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

Exhibit A-2

PROJECT # _____ - _____ PLN- _____ - _____ FEE \$ _____

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other _____

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: BMB DEVELOPMENT

Address: 105 E 19TH, KENNEWICK WA 99337

Telephone: _____ Cell Phone: 509-308-6556 Fax: _____ E-mail bmbdevelopment@yahoo.com

Property Owner (if other than applicant): SAME

Address: _____

Telephone: _____ Cell Phone: _____ E-mail bmbdevelopment@yahoo.com

SITE INFORMATION

Parcel No. 1-1189-402-0059-001 Acres 1.47 Zoning: RL

Address of property: 1903 W 19TH

Number of Existing Parking Spaces NA Number of Proposed (New) Parking Spaces NA

Present use of property SFR

Size of existing structure: 2400 sq. ft. Size of Proposed addition/New structure: NA sq. ft.

Height of building: 20 Cubic feet of excavation: NA Cost of new construction NA

Benton County Assessor Market Improvement Value: 123,390

Description of Project: ASKING FOR A ZONE CHANGE TO RM

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Brad Beauchamp
Applicant's Signature

Signature of owner or owner's authorized representative

Date: 4-12-2018

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

WE ARE REQUESTING A ZONE CHANGE FROM RS TO RM.

2. What are the reasons for the requested amendment:

THE SURROUNDING AREA HAS A MIXTURE OF RL, RS AND RM ZONING. THE REZONE OF THIS PARCEL WILL

ALLOW FOR BUILDING OF NEW MULTIFAMILY DWELLINGS WHICH WILL BE A BENEFIT TO THE AREA.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

TYPICAL UTILITIES WILL BE AFFECTED BUT NOT IN A DETRIMENTAL WAY

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

ALL AVAILABLE MULTIFAMILY HOUSING IN THE AREA IS FULLY OCCUPIED. THIS AMENDMENT TO THE COMP PLAN

WILL ALLOW FOR MORE MULTIFAMILY UNITS TO BE AVAILABLE. THE AREA IS AN EQUAL MEASURE OF SFR AND RM

5. Include any other substantiated information in support of the requested amendment:
-
-
-



Exhibit A-3
Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: CPA 18-08/PLN-2018-01063

DESCRIPTION OF PROPOSAL: Change the land use designation of 0.23 acres from Low Density Residential to Medium Density Residential

PROPONENT: BRAD & GLORIA BEAUCHAMP

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1917 W. 19TH AVE.

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- ☒ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by ___. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4463

- ☐ Changes, modifications and /or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

- ☒ No conditions.
- ☐ See attached condition(s).

Date: July 20, 2018

Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.

Anthony Muai

From: Esmeralda Chacon <echacon.estherbrooksm@gmail.com>
Sent: Thursday, June 28, 2018 2:35 PM
To: Permit-Documents
Subject: ref permit/project number PLN-208-01063/CPA 18-08

Hello, to whom it may concern

My Name is Esmeralda, my family and i are concern about what will be in at this permit location. we live at 1905 S. Tacoma St in Kennewick.

The back yard of this permit location is right next to our yard. We are really hoping that it will not be more apartments we are already surrounded by apartment complexes and duplex and already people are already parking on the streets and blocking the view with all the cars when we are turning left or right. we have to go in more into the road to get a clear vision so we can turn. (when coming out of Tacoma st to 19th) i guess we would like to know a bit more about this project. please let us know.

Thanks

--

Esmeralda Chacon